

1ST FLOOR

GROUND FLOOR

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2018



call us now on 0118 946 1140

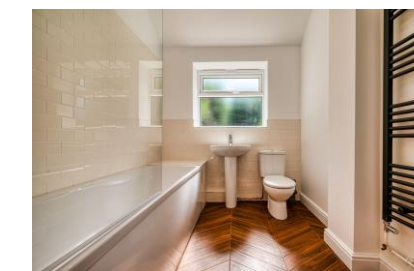
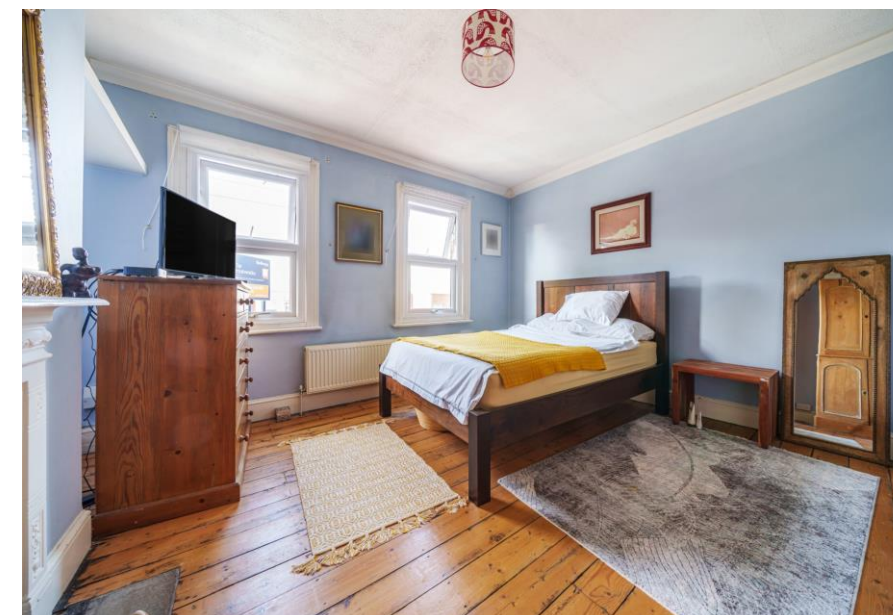
masonsestateagents.com

MASONS
ESTATE AGENTS



34 Addison Road, Reading, RG1 8EN
 Price £400,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this three bedroom terraced house, located in the Caversham/Reading borders and within a few minutes walk of Caversham and Reading centres, along with Reading mainline station. This well presented home is conveniently situated for the M4 Motorway, as well as local amenities, including schools, shops, bus stops, restaurants and cafes. The property benefits from a newly fitted bathroom suite, a 27ft living/dining room into a double glazed bay window, a 10ft modern kitchen, a 13ft master bedroom and two additional good sized bedrooms. Further benefits include a private rear garden and no onward chain complications. Viewing recommended.

- Three Bedrooms
- 27ft Living/Dining Room
- 13ft Master Bedroom
- New Bathroom
- NO CHAIN
- Private Garden
- 10ft Kitchen
- Short Walk to Reading Station
- Viewing Recommended

Sheltered porch has a front door opening to:

Living/dining room: 27'0" x 13'2" into double glazed bay window, wooden flooring and door to:

Kitchen: 10'4" x 7'10" double glazed side aspect, range of eye and base level units, roll edge tops and tiled surround, one and a half sink and drainer, oven, hob and extractor. Door to rear garden.

Bathroom: double glazed rear aspect, newly fitted suite

comprising of panel enclosed bath with shower over, low level wc, wash basin and heated towel rail.

First floor landing has doors to:

Bedroom 1: 13'5" x 12'2" twin double glazed front aspect, feature fireplace.

Bedroom 2: 13'5" x 8'0" double glazed rear aspect.

Bedroom 3: 12'2" x 7'5" double glazed rear aspect.

Outside: To the front there is a small garden area with a path leading to the front door. To the rear there is a private rear garden, mainly laid to lawn with a patio area and a variety of plants and shrubs.

call us now on 0118 946 1140

masonsestateagents.com

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com