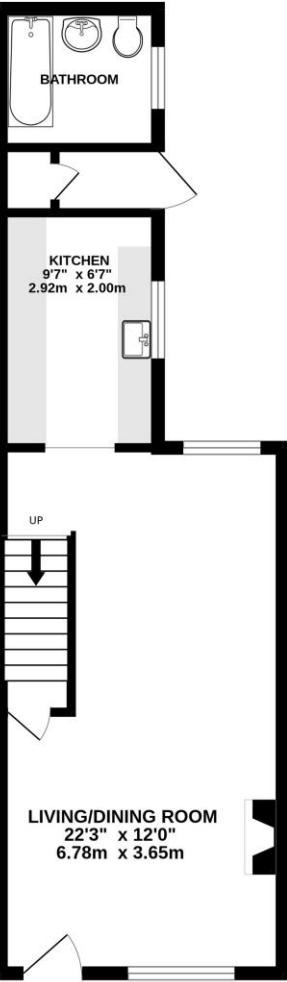
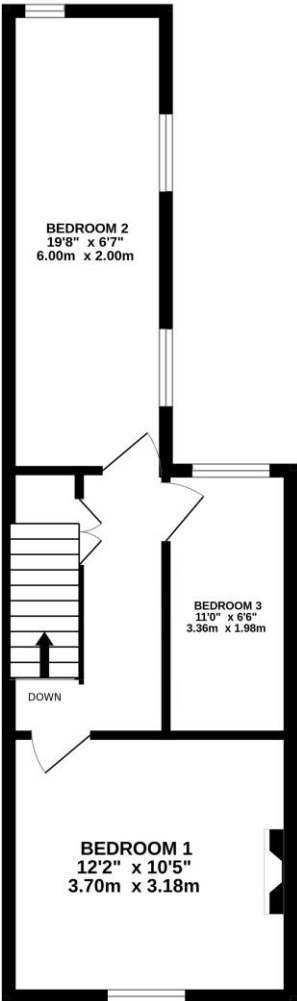




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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9 Oxford Street, Caversham, Reading, RG4 8HN
Price £375,000 Freehold

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



9 Oxford Street, Caversham, Reading, Berkshire, RG4 8HN
 Price £375,000 Freehold

Masons are proud to offer to the market this extended, two bedroom Victorian terrace home situated on a sought after road in central Caversham and a short walk to Caversham & Reading centres, along with Reading mainline station. The property is just a stones throw away from a plethora of local amenities and boasts accommodation comprising of a 22ft open plan living/dining room with wood burning stove, a 9ft kitchen, a downstairs family bathroom, a 12ft master bedroom, a 19ft second bedroom and an 11ft third bedroom. Further benefits include gas central heating and UPVC double glazing, a fully enclosed and private rear garden with shed storage as well as permit parking to the front of the property. Viewing recommended.

- 22ft living/dining room
- 9ft kitchen
- 12ft master bedroom
- 19ft second bedroom
- 11ft third bedroom
- Private rear garden with shed storage
- Walking distance to local amenities
- Central Caversham
- Gas central heating & UPVC double glazing



Front door opens into... boasts a storage cupboard and doors to... parking is boasted at the front of the property.

Living/dining room:
 22'3" x 12'
 Double glazed with a dual aspect, stairs to the first floor landing, an under stairs storage cupboard, wood burning stove and an opening onto the kitchen.

Bedroom 1:
 12'2" x 10'5"
 Double glazed with a front aspect and chimney breast.

Kitchen:
 9'7" x 6'7"
 Double glazed with a side aspect, fitted with a range of base level units with farm house sink, space for oven/hob and an opening onto the hall which boasts a door to the outside, storage cupboard and a door to the bathroom.

Bedroom 3:
 11' x 6'6"
 Double glazed with a rear aspect.

Bathroom:
 Double glazed with a side aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Bedroom 2:
 19'8" x 6'7"
 Double glazed with a dual aspect.

The first floor landing

Outside:
 To the rear the property boasts a private and fully enclosed garden which is laid with lawn, shingle, decking and boasts shed storage. To the front the property boasts a small garden which is laid with patio, enclosed by a wall with steps leading to the front door. On road permit