

3 Stone Street, Reading, Berkshire, RG30 1HU
Price £335,000 Freehold



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



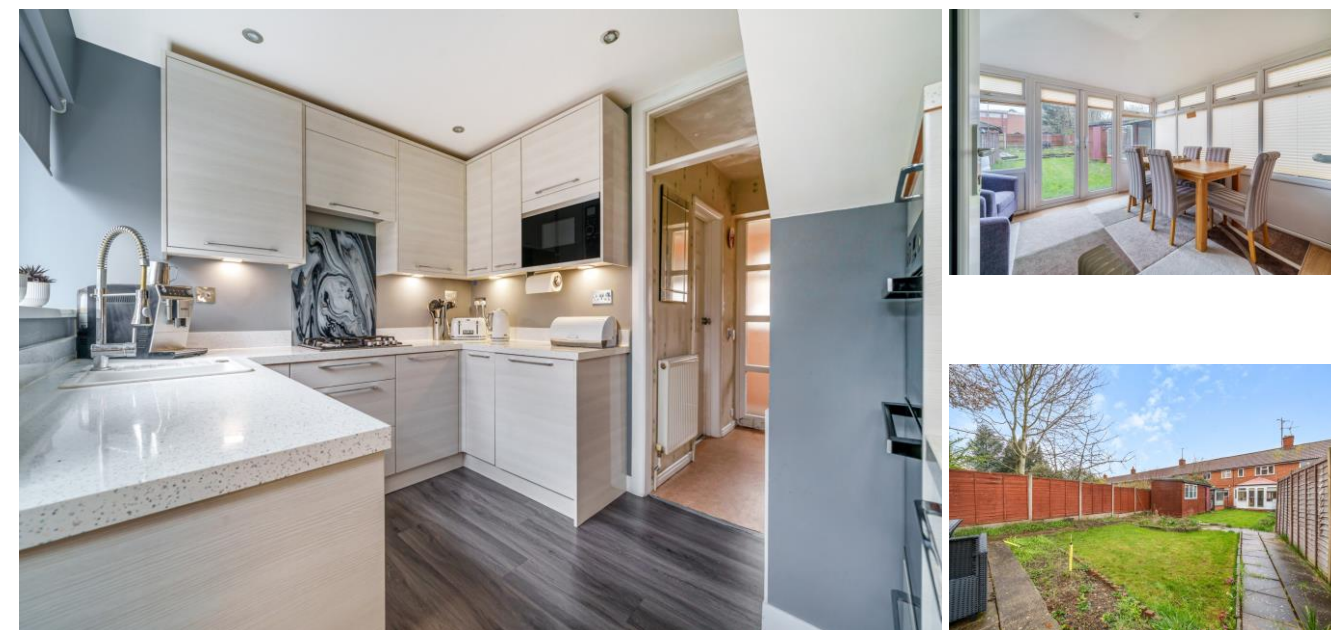
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Masons are proud to offer to the market this two bedroom terrace house situated within walking distance of local amenities, close to Reading Town Centre, mainline station and Reading West station. The property has undergone recent improvements to both the studio/office as well as a recently fitted kitchen and improved conservatory. The accommodation comprises of a 14ft living room, a 10ft conservatory, 10ft modern kitchen, family bathroom, two double bedrooms, a 15ft studio/office, 8ft summer house, utility area and outside storage. Further benefits of the property include gas central heating, UPVC double glazing, driveway parking, a generous Southwest facing garden and potential to extend subject to the necessary planning consents. **VIEWING RECOMMENDED.**

- Walking distance of local amenities
- Close to Reading town centre, mainline station & Reading West station
- 14ft living room
- 10ft conservatory
- 10ft recently fitted kitchen
- 2 double bedrooms
- Generous Southwest facing garden
- Driveway parking
- Studio/office & summer house

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Front door opens into...

Porch:
 7'5" x 3'5"
 Double glazed with a front aspect and a door which opens into the hallway. The hallway boasts doors to...

Living room:
 14'11" x 10'11"
 Double glazed with a front aspect, feature fireplace and double doors opening into the conservatory.

Conservatory:
 10'11" x 9'5"
 Double glazed with multiple aspects and double doors leading onto the garden.

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

Kitchen:
 10'9" x 8'4"
 Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops, integral appliances including an oven, gas hob with extractor above and sink with drainer.

Stairs from the hallway lead to the first floor landing which is double glazed with a rear aspect and has doors to...

Bedroom 1:
 14'11" x 11'
 Double glazed with a dual aspect, chimney breast and a built in wardrobe.

Bedroom 2:
 14'10" x 7'7"
 Double glazed with a dual aspect and fitted airing cupboard.

Outside:

To the rear the property boasts a generous and well maintained garden which is mainly laid with lawn but boasts a patio area, pond and several out buildings, all of which is enclosed by timber fencing. To the front the property boasts a block paved driveway for 2 cars.

Summer house:
 8'2" x 7'
 Double glazed with a dual aspect and electricity.

Utility:
 Fitted with work tops and a side aspect.

Studio/office:
 15'5" x 7'8"
 Double glazed with a side aspect, boarding and electricity.

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