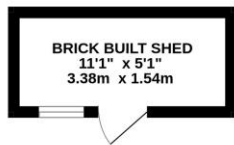
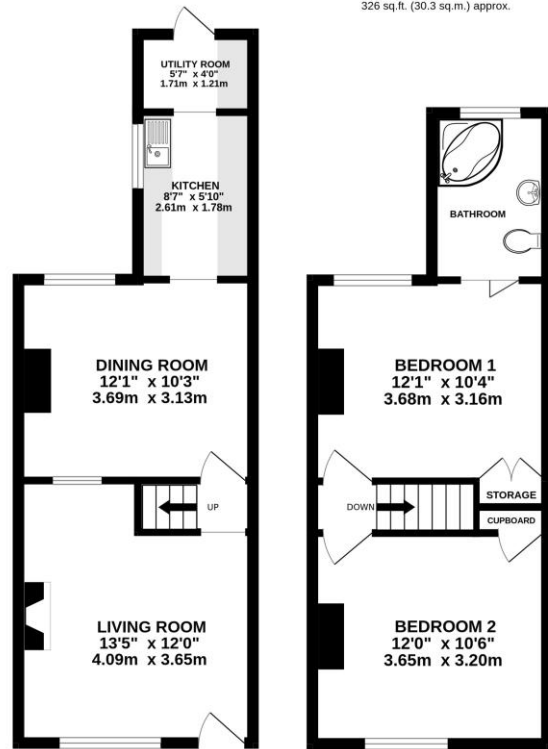




GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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49 Swansea Road, Reading, Berkshire, RG1 8EZ
Price £330,000 Freehold

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



49 Swansea Road, Reading, Berkshire, RG1 8EZ
Price £330,000 Freehold

Masons are proud to offer to the market this two bedroom Victorian terrace family home situated on sought after road in Caversham/Reading borders and within a few minutes walk of Caversham & Reading centres, along with Reading mainline station. The accommodation comprises of a 13ft living room, a 12ft dining room, an 8ft kitchen, a 5ft utility room, a 12ft master bedroom, a 12ft second bedroom and a first floor family bathroom which is accessed via the master bedroom. Further benefits of the property include an 11ft brick built storage shed with lighting and power, low maintenance and fully enclosed rear garden, period features, gas central heating & UPVC double glazing as well as on road permit parking. **VIEWING RECOMMENDED.**

- Short walk to Reading station
- 13ft living room with feature fireplace
- 12ft dining room
- Two double bedrooms
- First floor bathroom
- 11ft brick built shed
- Gas central heating & UPVC double glazing
- 8ft kitchen plus 5ft utility room
- Fully enclosed rear garden

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Front door opens into the...

Living room:
13'5" x 12'
Double glazed dual aspect and a feature fireplace.

Dining Room:
12'1" x 10'3"
Double glazed with a dual aspect, chimney breast and a door to the kitchen.

Kitchen:
8'7" x 5'10"
Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, gas hob with extractor above, oven and an opening to the utility room.

Utility room:
5'7" x 4'
Double glazed with a door leading onto the rear garden, work surface with roll edge top and space for appliances.

Stairs in between the living room and dining room lead to the first floor landing which boasts doors to...

Master bedroom:
12'1" x 10'4"
Double glazed rear aspect, chimney breast, built-in wardrobe and folding door to:

Bathroom:

Double glazed rear aspect, panel enclosed corner bath with overhead shower, low level wc and wash basin.

Bedroom 2:
12' x 10'6"
Double glazed front aspect, chimney breast and a built-in wardrobe.

Outside:

To the front there is a small garden area with a path to the front door. To the rear there is a garden which is mainly laid to

patio, enclosed by timber fencing and bordered by mature flower beds. The rear garden also provides access to the brick built shed.

Brick built shed:
11'1" x 5'1"
Single glazed front aspect, lighting and sockets.

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