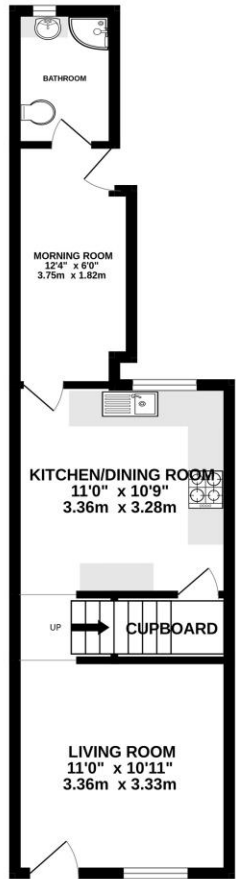
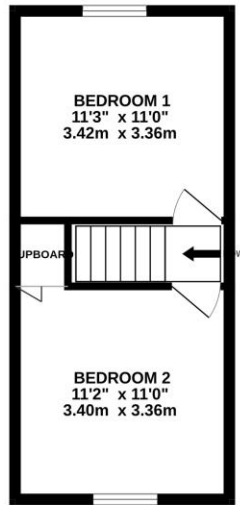




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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51 Sherman Road, Reading, RG1 2PP  
Price £310,000 Freehold

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51 Sherman Road, Reading, RG1 2PP  
 Price £310,000 Freehold

### Full Description

Masons are proud to offer to the market this attractive Victorian end terrace house, located in the heart of Reading and conveniently located for Reading town centre and mainline station, along with great transport links with the M4 Motorway. The property has undergone lots of work in recent years and is presented for sale in immaculate condition throughout and benefiting from two double bedrooms, a living room, a modern kitchen breakfast room, a 12 ft morning room and a bathroom with shower cubicle. Further benefits include a private rear garden and NO ONWARD CHAIN. Viewing recommended.

- Two Double Bedrooms
- End Terrace
- Immaculate Condition
- New Roof
- Added Insulation
- Damp Proofing Done
- 12ft Morning Room
- Short Walk to Station
- NO ONWARD CHAIN

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Front door to:

Living room:  
 11'0" x 10'11"  
 double glazed front aspect with opening to:

Kitchen/Dining Room:  
 11'0" x 10'9"  
 double glazed rear aspect, a modern range of eye and base level units with sink and drainer, oven hob and extractor, integrated fridge and freezer and space and plumbing for additional appliances. Door to:

Morning room:  
 12'4" x 6'0"

there is a door opening to the back garden and a door to:

Bathroom: double glazed rear aspect, a corner shower cubicle, a wash basin set into a vanity unit and a low level wc.

Landing has doors to:

Bedroom 1:  
 11'3" x 11'0"  
 double glazed rear aspect.

Bedroom 2:  
 11'2" x 11'0"  
 double glazed front aspect, built-in cupboard.

Outside: To the front there is a paved area with a path to the front door. To the rear there is a courtyard style garden with a variety of plants and shrubs, all enclosed by brick wall and timber fencing.

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