



TOTAL FLOOR AREA : 721sq.ft. (67.0 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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148 Lowfield Road, Caversham Park, Reading, RG4 6PQ

Price £365,000 Freehold

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 Price £365,000 Freehold

Masons are proud to offer to the market this 3 bedroom end of terrace family home sat on a generous plot which spans approx. 75ft wide, close to local shops, schools, bus stops and amenities as well as Caversham & Reading Centres along with Reading mainline station. The property boasts scope to extend subject to the necessary planning consents with the current accommodation comprising of a 15ft living/dining room, a 10ft kitchen, 2 double bedrooms, a third single bedroom and a four piece suite family bathroom. Further benefits include a garage, gas central heating and UPVC double glazing. **VIEWING RECOMMENDED.**

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| <ul style="list-style-type: none"> • Generous plot approx. 75ft wide • Potential to extend subject to necessary planning consents • 3 bed end of terrace | <ul style="list-style-type: none"> • Close to local amenities • 15ft living/dining room • 10ft kitchen | <ul style="list-style-type: none"> • Garage • Gas central heating & UPVC double glazing • Close to Caversham/Reading centres |
|---|---|---|

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A path leads to the storm porch and front door which opens into the hallway, this has stairs to the first floor landing and doors to...

Kitchen:
 10'6" x 7'10"
 Double glazed with a front aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, Neff electric hob with oven below and extractor above, integral fridge/freezer and plumbing for washing machine.

Living Room:
 15' x 13'7"
 Double glazed with a rear aspect, feature fireplace and patio doors to the garden.

The first floor landing boasts loft access, an airing cupboard housing the hot water cylinder and doors to...

Bedroom 1:
 11' x 8'10"
 Double glazed with a rear aspect and built in wardrobe.

Bedroom 2:
 11'5" x 7'10"
 Double glazed with a front aspect, built in wardrobe and airing cupboard housing the gas boiler.

Bedroom 3:
 7'6" x 6'
 Double glazed with a rear aspect.

Bathroom:
 Double glazed with a front aspect, fitted with a four piece suite comprising of a panel enclosed bath, low level WC, hand wash basin and shower unit.

Outside:
 To the front the property boasts steps lead down to the front door as well as a

path which runs to the side of the property and onto the gated access to the rear garden. The garage is situated just to the left hand side of the property. To the rear the property boasts a large garden spanning across approx. 75ft wide, this is mainly laid to lawn but boasts a patio area and storage shed. Further gated access at the rear of the garden leads to additional garden which is laid to lawn, boasts mature trees and gated access to Milestone Way (pedestrian footpath) which leads directly to the Emmer Green Shopping Precinct.

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