



GROUND FLOOR

1ST FLOOR



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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8 Swansea Road, Reading, Berkshire, RG1 8EY  
Price £375,000 Freehold

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Masons are proud to offer to the market this attractive two bedroom Victorian terrace house, located on a sought after road in Caversham/Reading borders and conveniently located for Reading mainline Station. The well presented property benefits from a 12ft living room, a 12ft dining room and an 11ft modern kitchen. Further benefits include a 12ft bedroom 1, a 10ft bedroom 2, a first floor bathroom and a good size rear garden. Viewing recommended.

- Short Walk to Reading Station
- Well Presented Victorian Terrace
- Two Reception Rooms
- Two Bedrooms
- Separate First Floor Bathroom
- 11ft Kitchen
- Good Size Rear Garden
- Viewing Recommended

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Front door to entrance hall, which has stairs to the first floor landing and doors to:

Living room: 12'7" x 10'7" into double glazed bay window, feature fireplace.

Dining room: 12'6" x 10'0" double glazed rear aspect, feature fireplace and opening to:

Kitchen: 11'11" x 9'9" double glazed twin aspect, a modern range of eye and base level units with roll edge tops and tiled surround, sink and drainer, space for oven and space and plumbing for additional appliances. Door opening to the garden.

First floor landing has doors to:

Bedroom 1: 12'6" x 10'6" double glazed front aspect, feature fireplace.

Bedroom 2: 10'0" x 8'11"

double glazed rear aspect.

Bathroom: double glazed rear aspect, a panel enclosed bath with shower over, low level wc and wash basin.

Outside: to the front there is a small garden area with access to the front door. To the rear there is a good size well tended garden, which is mainly laid to lawn and all enclosed by timber fencing and brick wall. There is also an outside brick built shed, currently used as a utility area with power and plumbing for an extra appliance.

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