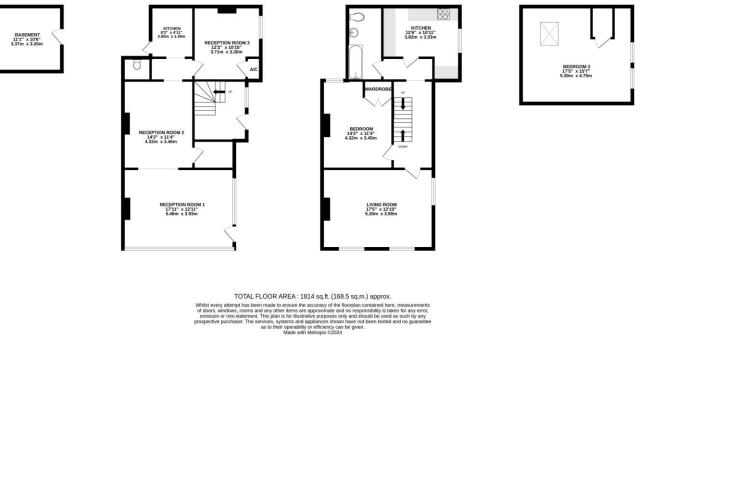


16 Hemdean Road, Caversham, Reading, RG4 7SX Price £525,000 Freehold

## ... move with ease

2ND FLOOR 280 sq.ft. (26.0 sq.m.) approx

masonsestateagents.com



1ST FLOOR 694 sq.ft. (64.5 sq.m.) appro

The Property Median SALES SAL

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

call us now on 0118 946 1140

BASEMENT 116 sq.ft. (10.8 sq.m.) approx GROUND FLOOR 724 sq.ft. (67.3 sq.m.) appro

## MASONS ESTATE AGENTS



16 Hemdean Road, Caversham, Reading, RG4 7SX Price £525,000 Freehold

**Full Description** 

Masons are proud to present this unique chance to acquire a spacious end-of-terrace property in the sought-after centre of Caversham. Currently featuring a large two-bedroom apartment with accommodation on the first and second floors, it includes a separate kitchen, open-plan living/dining room with its original fireplace; bathroom, entrance hall and parking.

Approved planning permission offers the potential to convert the ground floor and basement into a modern one-bedroom apartment. The proposed plans provide an open plan kitchen, dining area and living room; bathroom, separate cloakroom, courtyard garden, and parking. A rare opportunity in a prime location—viewing is highly recommended. Plans available on enquiry.

- 2 Bed Split Level Apartment
- Located in the Heart of Caversham
- No Onward Chain
- Great Opportunity
- Viewing Recommended

• Parking

## call us now on 0118 946 1140

masonsestateagents.com



The ground floor currently consists of:

Reception/living room: 17'11" x 12'11" twin aspect. Opening to:

Reception/kitchen/dining room: 14'2" x 11'4" access to a large storage room.

Kitchen (would become shower room): 8'2" x 4'11" with door to the courtyard.

Reception/bedroom: 12'2" x 10'10" side aspect with cupboard housing boiler.

Cloakroom: low level wc.

Basement room/bedroom: 11'1" x 10'6". Split level apartr first and second

Entrance hall ha stairs to the first which has the st the second floor

Living/dining roc 17'5" x 12'10" double glazed tw aspect.

Kitchen breakfas 12'6" x 10'11" double glazed si aspect, a range and base level u roll edge tops ar surround, sink a drainer, oven, he extractor and sp plumbing for add appliances.

Bedroom 1: 14<sup>2</sup> double glazed re aspect.

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.





tment on d floor.	Bathroom: panel enclosed bath with shower over, low level
as the st floor,	and wash basin.
stairs to pr.	Second floor has door to:
om:	Bedroom 2: 17'5" x 15'7" Velux window.
win	Outside: there is parking available with the
ast room:	property.
side of eye units with and tiled and nob and pace and ditional	
2" x 11'4" rear	