

TOTAL FLOOR AREA: 763 sq.ft. (70.8 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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12 Swansea Road, Reading, Berkshire, RG1 8EY
Price £375,000 Freehold

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



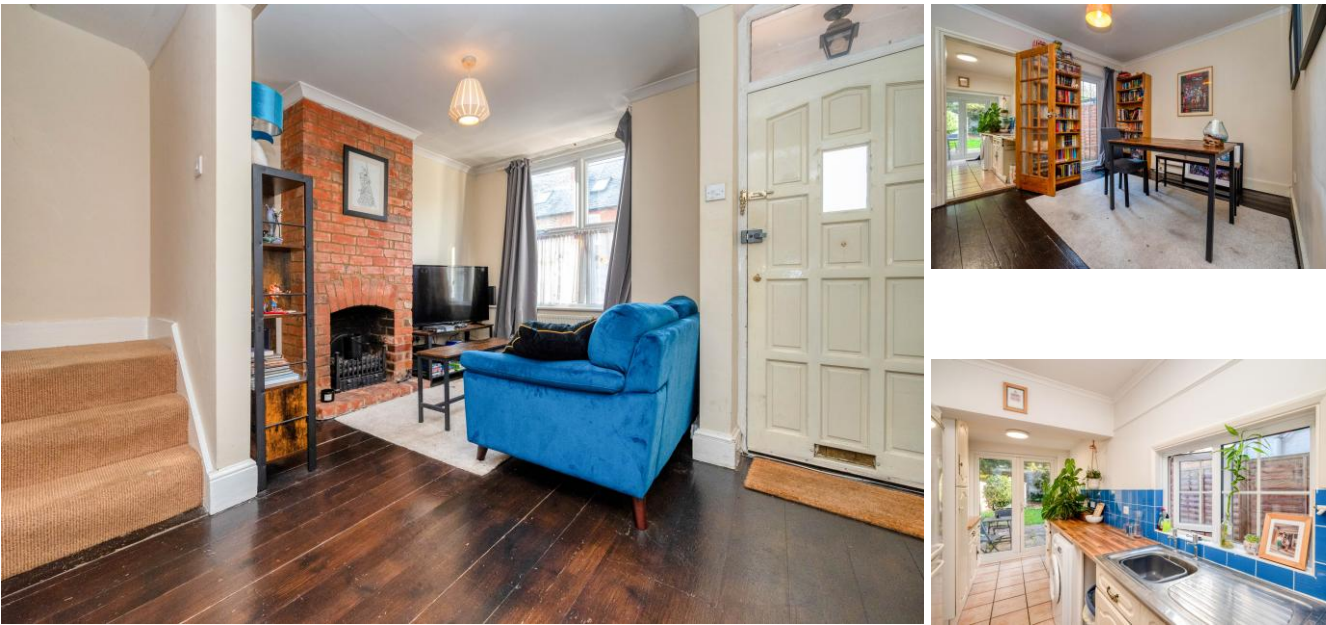
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Masons are proud to offer to the market this well presented two bedroom bay fronted Victorian terrace home, situated on a sought after road in Caversham/Reading borders within walking distance to Reading mainline station, Reading Town Centre and the centre of Caversham. Offered for sale with NO ONWARD CHAIN, the property boasts a 15ft living room with feature fireplace, a 12ft dining room, a 15ft kitchen, a 12ft master bedroom, a 10ft second bedroom and a first floor bathroom. Further benefits of the property include period features throughout, UPVC double glazing, gas central heating and a generous and fully enclosed rear garden. NO ONWARD CHAIN. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- Walking distance to Reading mainline station
- 15ft bay fronted living room
- 12ft dining room
- 15ft kitchen
- 12ft master bedroom & 10ft second bedroom
- First floor bathroom
- Generous rear garden
- Victorian terrace

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Front door opens into the...

Living room:
15'7" into bay x 12'7"
Double glazed with a front aspect, feature fireplace, stairs leading to the first floor, under stairs storage cupboard and a door to...

Dining room:
12'7" x 9'11"
Double glazed with a rear aspect, a door to the garden and a door to the kitchen.

Kitchen:
15'9" x 6'11"
Double glazed with a dual aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, oven with gas hob, patio doors leading onto the rear garden.

The first floor landing boasts doors to...

Master bedroom:

12'6" x 10'6"
Double glazed with a front aspect and a chimney breast.

Bedroom 2:
10' x 9'3"
Double glazed with a rear aspect.

Bathroom:

Double glazed with a rear aspect, fitted with a panel enclosed bath, low level WC, hand wash basin and a shower.

Outside:

To the rear the property boasts a well maintained and generous rear garden which is mainly laid to lawn but boasts a patio area and is fully enclosed. To the front the property boasts a small patio area which leads onto the permit parking.

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