



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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36 York Road, Reading, Berkshire, RG1 8DX
 Price £314,950 Freehold

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Masons are proud to offer to the market this two bedroom Victorian terraced family home offered for sale with NO ONWARD CHAIN and situated in a sought after location in Caversham/Reading borders. Located within a few minutes walk to Caversham & Reading centres along with Reading mainline station, the property has been well maintained by the current owners and boasts an 11ft living room with a feature fireplace, an 11ft dining room, a 9ft modern kitchen, an 11ft master bedroom, a 10ft second bedroom, and a family bathroom. Further benefits of the property include gas central heating, UPVC double glazing, period features including cast iron fireplaces and original stripped pine doors and a fully enclosed rear garden. VIEWING RECOMMENDED. NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Victorian terrace family home
- Walking distance to Caversham/Reading centres and mainline station
- 11ft living room & 11ft dining room
- 9ft modern kitchen
- 11ft master bedroom
- 10ft second bedroom
- Period features- cast iron fireplaces
- First floor family bathroom

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Front door opens into:

Living Room:
 11'8" x 10'6"
 Double glazed with a front aspect, built in storage and feature fireplace.

Dining Room:
 11'8" x 10'4"
 Double glazed with a rear aspect, under stairs storage cupboard, built in storage, cast iron fireplace and an opening to the...

Kitchen:
 9' x 5'10"
 Double glazed with a dual aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, gas hob, oven and space for further appliances.

Stairs between the living room and dining room lead to the first floor landing which has doors to...

Master Bedroom:

11'7" x 10'6"
 Double glazed with a front aspect, built in storage cupboard, feature fireplace, storage above the stairs and a door to the additional landing.

Bedroom 2:
 10'5" x 8'7"
 Double glazed with a rear aspect, cast iron fireplace and a door to the additional landing.

Bathroom:
 Double glazed with a rear aspect, bath with overhead shower, low level WC and hand wash basin.

Outside:
 To the rear the property boasts a fully enclosed garden which is mainly laid to lawn but boasts a patio. To the front the property boasts a small garden which is laid with patio and enclosed by a brick wall

with gated access.

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