



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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9 Queen St, Caversham, Reading, RG4 7RB
Price £420,000 Freehold

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Masons are proud to offer to the market this attractive Victorian two bedroom end terrace house, located on a quiet & popular residential road in Caversham within Caversham Primary School Catchment area and within walking distance to Caversham and Reading centres, along with Reading mainline station. The property is presented in a good condition throughout and benefits from an entrance porch, a living room with sash window, a dining room, a fitted kitchen, a downstairs shower room and first floor bathroom. Further benefits include two good sized bedrooms, a large well tended garden and NO ONWARD CHAIN. Viewing Recommended. (currently tenanted with tenants vacating soon)

- Popular Residential Road
- Two Bedroom
- Victorian Terrace
- First Floor Bath & Ground Floor Shower Room
- Two Reception Rooms
- Large Garden
- Quiet Location
- NO ONWARD CHAIN

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Entrance porch has door to:

Living room: sash window front aspect, feature fireplace, archway to:

Dining room: sash window with rear aspect, cupboard under the stairs. Opening to:

Kitchen: side aspect window, a modern range of eye and base level units with roll edge tops and tiled surround, integrated oven, hob and extractor, sink and drainer and space and plumbing for additional appliances.

Shower room: rear aspect, a shower cubicle, low level wc and wash basin.

First floor landing has doors to:

Bedroom: rear aspect. opening to:

Bathroom: rear aspect, panel enclosed bath, low level wc wash basin pedestal.

Bedroom: front aspect, built-in cupboard.

Outside: To the rear there is a large well tended garden which is mainly laid to lawn,

with a variety of plants, shrubs and trees, all enclosed by timber fencing.

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