



ENTRANCE FLOOR
APPROX. FLOOR
AREA 154 SQ.FT.
(14.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The logo for Masons Estate Agents, featuring a stylized 'M' and the text "MASON'S ESTATE AGENTS".

A photograph of a two-story terraced house with a yellow brick ground floor and a red brick upper floor. The house has a blue front door and a small garden with a lawn and a wooden planter box. A patio area with outdoor furniture is visible in the background.

7 Luscombe Close, Caversham, Reading, RG4 5LG
Price £290,000 Leasehold

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Full Description

Masons are proud to offer to the market this very well presented two bedroom first floor maisonette, located in Caversham and close to Caversham & reading centres, along with Reading mainline station. Having undergone improvements by its current owners, including a new bathroom & new kitchen, the property offers two double bedrooms, a 15ft living/dining room, gas central heating and double glazing. Further benefits include a garden and a garage in a block. Viewing recommended.

- New Bathroom
- New Kitchen
- 938 Year Lease
- Garage
- Walking Distance to Reading Station
- Two Double Bedrooms
- Excellent Condition
- Viewing Recommended

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

Living/dining room: 15'5" x 11'4" double glazed twin aspect, spacious room with space for sofa & table chairs.

Kitchen: 10'9" x 8'0" double glazed rear aspect, a newly fitted range of eye and base level units with roll edge tops and tiled surround, one & half sink & drainer, integrated oven, hob & extractor and space and plumbing for additional appliances.

Bedroom 1: 15'4" x 8'3" double glazed front aspect, large built-in cupboard.

Bedroom 2: 14'0" x 8'0" double glazed rear aspect.

Bathroom: double glazed rear aspect, a newly fitted bathroom suite consisting of, a panel enclosed bath with shower over & shower screen, a low level wc and wash basin.

Outside: To the front there is an enclosed garden which is mainly laid to lawn with a variety of plants and shrubs, all enclosed by timber fencing. There is also a garage in a block.

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