



7 Short Street, Caversham, Reading, RG4 8JJ
Price £465,000 Freehold



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Masons are proud to offer to the market this extended & very well presented, two bedroom Victorian terrace house situated in central Caversham and a short walk to Caversham & Reading centres, along with Reading mainline station. The property has undergone improvements by its current owners, including new bathroom, new Solidor front door, new roof, loft insulated & boarded, new rendering, re-plastering and redecoration. The property consists of a 12ft living room, a 12ft dining room, an 11ft kitchen and a 10ft morning room with French door opening to the garden. Further benefits include two double bedrooms, a separate first floor bathroom, double glazing and private garden. Viewing recommended.

- Open Plan Extension
- Kitchen
- Two Double Bedrooms
- Spacious Downstairs Area
- 12ft Dining Room
- Separate First Floor Bathroom
- Morning Room
- 12ft Living Room
- Fully Insulated & Boarded Loft with Ladder

Newly fitted Solidor front door opening to:

Living room: 12'9" x 12'8" into double glazed bay window. opening to:

Dining room: 12'10" x 10'9" cupboard under the stairs and opening to:

Kitchen: 11'8" x 10'3" a modern range of eye and base level units with roll edge tops and tiled surround one & half sink & drainer, integrated oven, hob & extractor, dishwasher and space and plumbing for additional appliances. Opening to:

Morning room: 10'7" x 7'1" double

glazed rear aspect, projector & surround sound, plus French doors to the garden.

First floor landing has loft access with new pull down ladder complete with fully boarded & insulated loft with light & power all ready to be used. Doors to:

Master bedroom: 12'10" x 10'10" twin double glazed front aspect.

Bedroom 2: 10'10" x 9'7" double glazed rear aspect.

Bathroom: double glazed rear aspect, a newly fitted bathroom

suite comprising of a panel enclosed bath with shower over & shower screen, a low level wc, wash basin set into a vanity unit, under floor heating & wall mounted boiler.

Outside: To the front there is a small garden area with a path leading to the front door. To the rear there is a private garden laid to patio with a large shed, which is all enclosed by timber fencing & brick wall.

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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.