



While 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 quantity or efficiency can be given.
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10 William Street, Reading, RG1 7DE
Price £369,950 Freehold



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Masons are proud to offer to the market this very well presented two bedroom attractive Victorian three storey terrace house, located in central Reading and within a short walk or Reading town centre & mainline station. The property has undergone major improvements by its current owners, including a new kitchen, new flooring, major works carried in the refurbishing the 12ft basement office/games room, loft ladder & insulation, roof cleaned, fitted wardrobes added and much more. Further benefits include, a 12ft living room, a 12ft dining room, a new 11ft kitchen, two double bedrooms, a separate first floor bathroom and a well-tended garden. Viewing recommended.

- 12ft Office/Games Room
- New Kitchen
- Central Location
- 12ft Dining Room
- Lots of Updating
- Two Double Bedrooms
- 12ft Living Room
- Well Presented
- Viewing Recommended

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

Living room:
12'2" x 10'6"
double glazed front aspect, feature open fireplace with wood burning stove and stripped wooden flooring.

Dining room:
12'2" x 11'3"
double glazed rear aspect, feature fireplace, stripped flooring and opening to:

Kitchen: 5'11" x 11'0"
double glazed side aspect, a newly fitted range of eye and base level units with roll edge

tops, sink & drainer, integrated oven, hob & extractor, space & plumbing for additional appliances.

Basement:

Office/games room:
12'10" x 11'5"
double glazed front aspect fire escape.

First floor landing has doors to:

Bedroom 1:
12'10" x 12'6"
double glazed front aspect, built-in wardrobes.

Bedroom 2: 12'4" x 8'4"
double glazed rear aspect.

Bathroom: 11'4" x 6'4"

double glazed rear aspect, a panel enclosed bath with shower over & shower screen, a wash basin set into a vanity unit and a low level wc.

Outside: to the rear there is a good sized garden, which is mainly laid to lawn with a variety of plants & shrubs, all enclosed by timber fencing.

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