

TOTAL FLOOR AREA: 956 sq.ft. (88.8 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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6 Highgrove Terrace, Reading, Berkshire, RG1 2TG

Price £325,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com

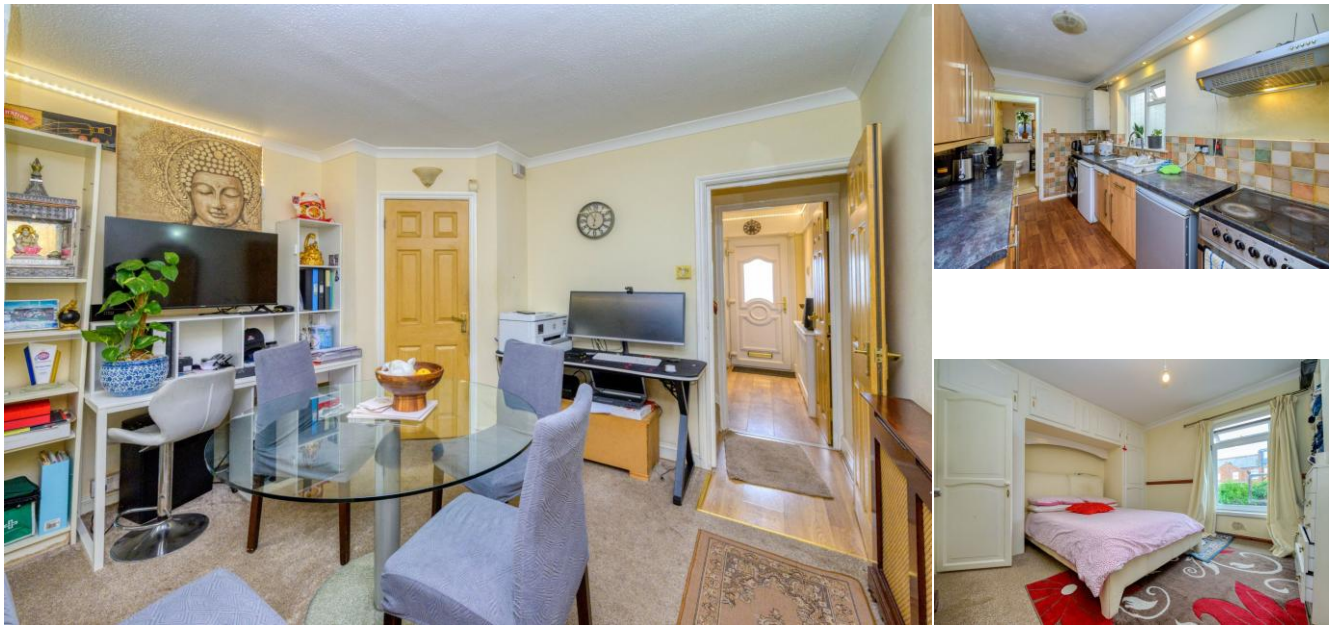


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Masons are proud to offer to the market this 3 bedroom Victorian terraced family home situated close to a plethora of local amenities, within walking distance of Reading Town Centre and mainline station. The accommodation is arranged over three floors comprising of an 11ft living room, an 11ft dining room, an 11ft kitchen, modern family bathroom, an 11ft master bedroom, a 9ft second bedroom and a 16ft third bedroom. Further benefits include a 17ft lean to/utility, UPVC double glazing, gas central heating and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- Walking distance to Reading Town centre & mainline station
- 11ft kitchen
- 3 bedrooms
- UPVC double glazing
- Victorian terrace
- Gas central heating
- 11ft living room
- 11ft dining room

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Front door opens into... aspect, fitted with a panel enclosed bath, low level WC and hand wash basin.

Living Room: 11'6" x 10'6" Double glazed, front aspect and a door to hallway.

Dining Room: 11'6" x 10'6" Fitted with a storage cupboard, a door to the lean to/utility and a door to the kitchen.

Kitchen: 11'3" x 6'9" Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer and space for further appliances. An opening from the kitchen leads to a hall which boasts a door to the lean to/utility and access to the bathroom.

Bathroom: Single glazed with a rear aspect, fitted with a panel enclosed bath, low level WC and hand wash basin.

Lean to/utility: 17' x 4'9" Fitted with a door to the garden and to the dining room.

Stairs from the hallway lead to the first floor landing which boasts stairs to the second floor and doors to...

Bedroom 1: 11'6" x 10'6" Double glazed with a rear aspect and built in wardrobes.

Bedroom 2: 9'10" x 7'7" Double glazed with a front aspect and built in wardrobe.

Bedroom 3: 16'9" x 10'10" Double glazed with a rear aspect, built in wardrobe and a velux window.

Outside: To the rear the garden is mainly laid with block paving but boasts a shingled area at the highest level and also boasts shed storage. To the front the property offers on road permit parking.

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