



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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41 Ian Mikardo Way, Caversham, Reading, RG4 5DA
Price £375,000 Freehold

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Masons are proud to offer to the market this well presented, 3 double bedroom family home situated within easy reach of Caversham/Reading Centres along with Reading mainline station. The property has undergone major refurbishment by the current owners and has seen improvements including a recently fitted modern kitchen, new carpets and flooring throughout, a complete redecoration and new internal doors throughout, to name but a few. The spacious accommodation comprises of a 17ft kitchen/dining room, an 18ft living room, a downstairs WC, a 12ft master bedroom, a 16ft second bedroom, an 11ft third bedroom and a family bathroom. Further benefits include multiple storage cupboard and wardrobes, off road parking, UPVC double glazing, gas central heating, a fully enclosed rear garden and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- Undergone major refurbishment
- Redecorated throughout
- Off road parking
- New 17ft Kitchen/Dining Room
- Within easy reach of Caversham/Reading centres
- UPVC double glazing
- Three double bedrooms
- NO ONWARD CHAIN
- Gas central heating

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Front door opens into the hallway which boasts stairs to the first floor landing, two storage cupboards and doors to...

Kitchen/Dining Room:
 17'8" x 11'11"
 Double glazed with a front aspect, fitted with a range of modern eye and base level units with roll edge tops and splash back, sink with drainer, oven and hob with extractor above, space for further appliances.

WC:
 Fitted with a low level WC and hand wash basin.

Living Room:
 18'9" x 9'9"
 Double glazed with a rear aspect and a door leading onto the garden.

The first floor landing boasts an airing cupboard and doors to...

Bathroom:
 Double glazed with a front aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Master Bedroom:
 12'1" x 9'2"
 Double glazed with a front aspect and a built in wardrobe.

Bedroom 2:
 16'2" x 7'10"
 Double glazed with a rear aspect.

Bedroom 3:
 11' x 10'7"
 Double glazed with a rear aspect and a built in wardrobe.

Outside:
 To the rear the garden is mainly laid to lawn but boasts a patio area and a brick built storage

shed/cupboard, all of which is enclosed by timber fencing. To the front the property offers an outside storage cupboard and off road parking.

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