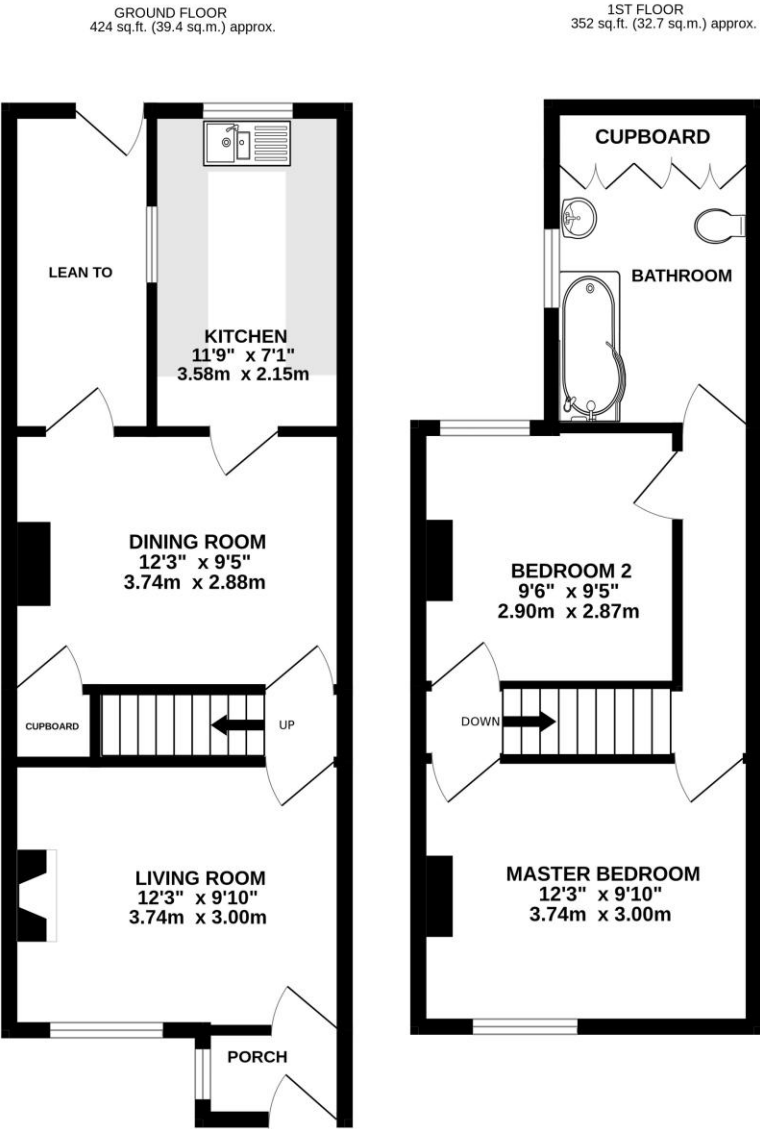




TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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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265 Gosbrook Road, Caversham, Reading, RG4 8DX

Price £350,000 Freehold

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



265 Gosbrook Road, Caversham, Reading, Berkshire, RG4 8DX
Price £350,000 Freehold

Masons are proud to offer to the market this well presented 2 bedroom Victorian terrace family home with a separate first floor bathroom, situated within walking distance of Caversham & Reading centres along with Reading Mainline Station. Offered for sale with NO ONWARD CHAIN, the accommodation comprises of a 12ft living room with feature fireplace, a 12ft dining room, an 11ft kitchen, a generous lean to, a 12ft master bedroom, a 9ft second bedroom and a separate family bathroom. Further benefits include a fully enclosed South facing rear garden, driveway parking, gas central heating and UPVC double glazing. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- 12ft living room
- 12ft master bedroom
- Driveway parking
- 12ft dining room
- 9ft second bedroom
- Walking distance to Caversham/Reading centres
- 11ft kitchen
- Separate, 1st floor family bathroom

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Front door opens into the porch which is double glazed with a side aspect and has a door to...

Living Room:
12'3" x 9'10"
Double glazed with a front aspect, feature fireplace, a door to the hall which boasts the stairs leading to the first floor landing and another door to...

Dining Room:
12'3" x 9'5"
Fitted with a chimney breast, an under stair storage cupboard, doors to the lean to and kitchen.

Kitchen:
11'9" x 7'1"
Double glazed with a dual aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, space for further appliances.

Master bedroom:
12'3" x 9'10"

Double glazed with a front aspect, chimney breast and a door to the landing.

Bedroom 2:
9'6" x 9'5"
Double glazed with a rear aspect, fitted with a chimney breast and a door to the landing.

Bathroom:
Double glazed with a side aspect, fitted with a panel enclosed P shaped bath, low level WC, hand wash basin and built in storage cupboards.

Outside:
To the rear the property boasts a fully enclosed South facing garden which is mainly laid to lawn but boasts a patio area and storage shed. To the front the property boasts driveway parking.

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