



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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4a Ardler Road, Caversham, Reading, RG4 5AE
Price £350,000 Freehold

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Full Description

Masons are proud to offer to the market this well presented two bedroom modern terrace house located in Caversham and a short walk to Caversham and Reading centres, along with Reading mainline station. The property benefits from two good sized bedrooms, a 13ft living/dining room, an 11ft modern kitchen, a modern re-fitted bathroom. Further benefits include a good size rear garden with with rear access and a garage in a block. Viewing recommended.

- Garage in Block
- Two Bedrooms
- Short Walk to Caversham & Reading Centres
- Good Size Garden
- 11ft Kitchen
- 13ft Living/Dining Room
- First Floor Bathroom
- Viewing Recommended

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

Living/dining room: 13'2" x 12'8" double glazed rear aspect, space for a table and chairs and a door opening to the opening to the rear garden.

Kitchen: 11'3" x 6'9" double glazed front aspect, modern range of eye and base level units with roll edge tops and tiled surround, built-in oven, hob and extractor.

First floor landing has doors to:

Bedroom 1: 10'7" x 9'7" double glazed front aspect, built-in wardrobe.

Bedroom 2: 12'8" x 6'9" double glazed rear aspect.

Bathroom: panel enclosed bath with shower over, low level WC and wash basin.

Outside: To the front there is a small garden area with path to the front door. To the rear is a good sized garden mainly laid to lawn with patio area, with a gate leading to the garage in a block.

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