

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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45 Cromwell Road, Caversham, Reading, RG4 5EA
Price £435,000 Freehold

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



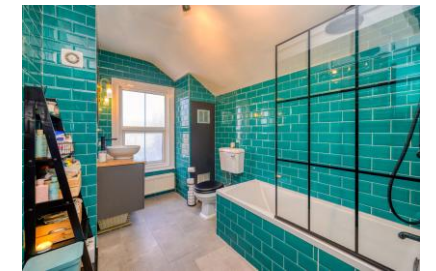
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Masons are proud to offer this immaculately presented two bedroom bay fronted Victorian terrace house, located on a sought after residential road in central Caversham, close to Caversham & Reading centres, along with Reading mainline station. The property has undergone major improvements by its current owners, including a newly fitted kitchen, new first floor bathroom, a new utility room/cloakroom and decoration. Further benefits include a 12ft living room into bay window with feature fireplace, a 12ft dining room, a 12ft master bedroom with built-in cupboard, an 11ft bedroom 2 and a good sized rear garden. Viewing recommended.

- New 11ft Kitchen
- 12ft Living Room into Bay Window
- 12ft Dining Room
- Utility Room/Cloakroom
- New First Floor Bathroom
- 12ft Master Bedroom
- Central Caversham Location
- Close to Reading Station
- Large Garden

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

Living room: 12'8" x 8'9" into double glazed bay window, stripped wooden flooring & feature fireplace.

Dining room: 12'1" x 10'5" double glazed rear aspect, stripped wooden flooring and opening to:

Kitchen: 11'8" x 7'1" double glazed side aspect, a newly fitted range of eye and base level units with roll edge tops and tiled surround, integrated oven, hob & extractor, one & half sink & drainer, solid wooden tops and opening to:

Outer lobby: has door opening to the garden and door to:

Utility room/Cloakroom: double glazed rear aspect, base level unit with plumbing and space for appliances, wash basin and low level wc.

First floor landing has doors to:

Master bedroom: 12'2" x 10'4" double glazed front aspect, built-in cupboard.

Bedroom 2: 11'8" x 9'3" double glazed rear aspect.

Bathroom: double glazed rear aspect, a bath with shower over, a

low level wc and wash basin set into a vanity unit and boiler cupboard.

Outside: To the front there is small garden area with a path leading to the front door. To the rear there is a good size garden with pedestrian rear access, the garden is mainly laid to lawn, with a variety of plants and shrubs, all enclosed by timber fencing.

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