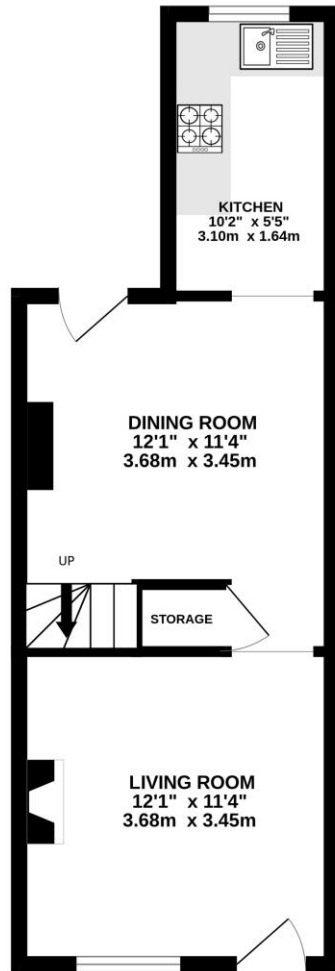
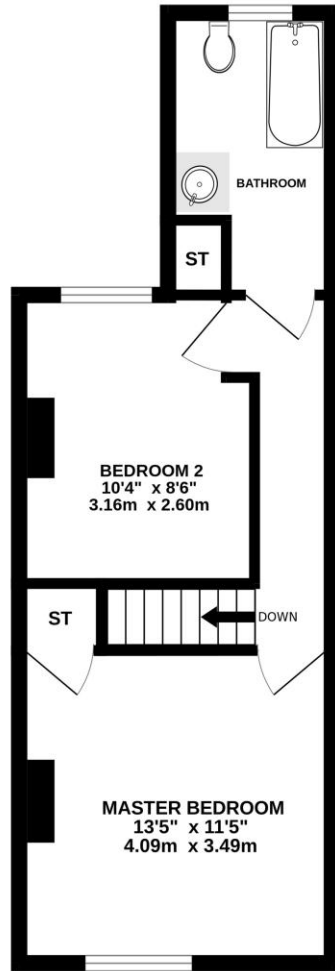




GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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25 Chesterman Street, Reading, Berkshire, RG1 2PR
 Price £320,000 Freehold

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



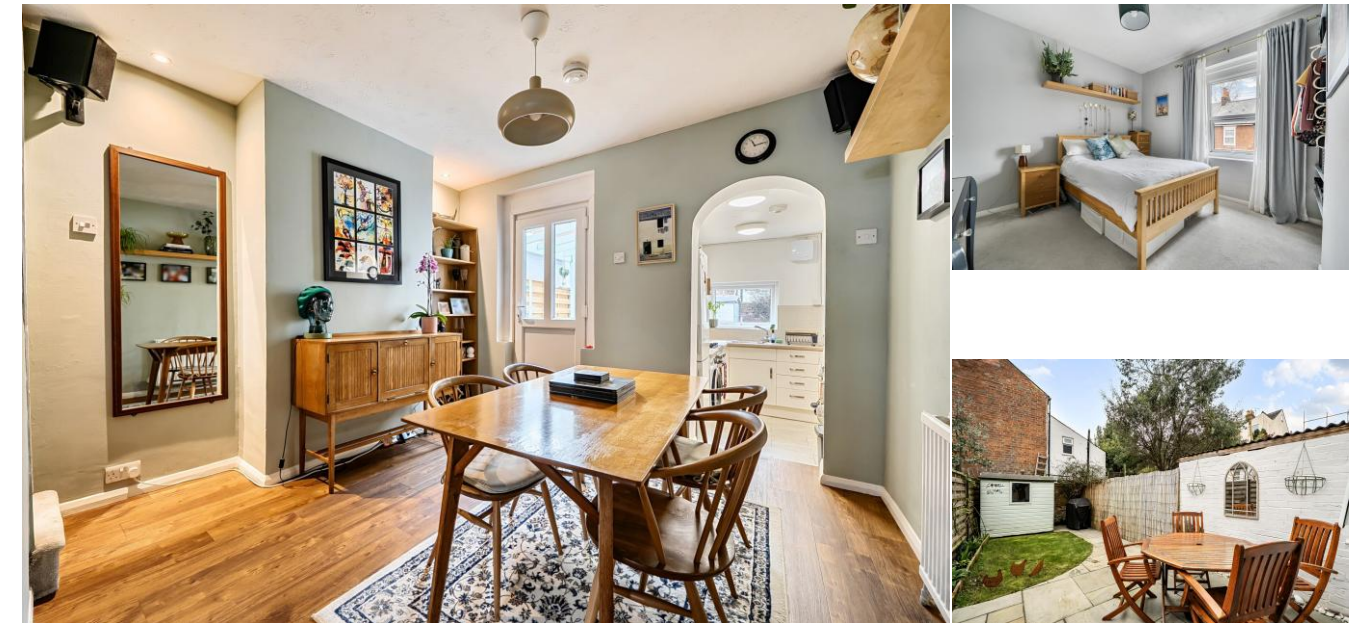
25 Chesterman Street, Reading, Berkshire, RG1 2PR
 Price £320,000 Freehold

Masons are proud to offer to the market this well presented 2 bedroom Victorian terrace home situated in a popular residential road within walking distance of a plethora of amenities in Reading town centre, along with the mainline station and The Oracle Shopping Complex. Presented for sale in excellent condition throughout, the spacious accommodation comprises of a 12ft living room with a cast iron fireplace, a 12ft dining room, a 10ft modern kitchen, a 13ft master bedroom, a 10ft second bedroom, and a modern first floor family bathroom. Further benefits include period features throughout, an open plan layout encouraging natural light, Amtico flooring, a landscaped South-East facing garden along with on street permit parking. **VIEWING RECOMMENDED.**

- Well presented
- Popular residential road
- 1st floor family bathroom
- Victorian terrace home
- South-East facing garden
- 12ft Living Room & 12ft Dining Room
- Walking distance to Reading Town Centre and mainline station
- 2 bedrooms
- Permit parking

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Front door opens into...

Living Room:
 12'1" x 11'4"
 Double glazed with a front aspect, cast iron fireplace and an archway to the dining room.

Dining Room:
 12'1" x 11'4"
 Double glazed with a rear aspect, door to the garden, stairs to the first floor landing, an understairs storage cupboard, chimney breast and an opening to the kitchen.

Kitchen:
 10'2" x 5'5"
 Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, oven and hob with extractor above and space for further appliances.

The first floor landing boasts doors to...

Master Bedroom:
 13'5" x 11'5"
 Double glazed with a front aspect, built in storage cupboard/wardrobe and chimney breast.

Bedroom 2:
 10'4" x 8'6"
 Double glazed with a rear aspect and chimney breast.

Bathroom:
 Double glazed with a rear aspect, roll top bath with overhead shower, low level WC and hand wash basin along with a storage/airing cupboard.

Outside:
 To the rear, the South-East landscaped garden is laid with lawn but boasts a large patio area and storage shed, all of which is enclosed by timber fencing and bordered by mature beds. To the front the property boasts a small

garden which is laid with slate and patio along with slate and enclosed by metal decorative fencing.

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