



Total Area: 91.8 m² ... 988 ft²
All measurements are approximate and for display purposes only



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13 Nelson Road, Caversham, Reading, RG4 5AT
Price £425,000 Freehold

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Masons are proud to offer to the market this well presented 3 bedroom semi-detached house situated within a mile of Caversham and Reading centres along with Reading mainline station. The property has undergone recent improvements by the current owners with the accommodation comprising of a 12ft living room which is open plan to the 10ft modern kitchen, a modern downstairs shower room, a 28ft garage, a 16ft master bedroom, an 11ft second bedroom and an 8ft third bedroom. Further benefits include driveway parking, scope for extension subject to the necessary planning consents, gas central heating, UPVC double glazing and a well maintained rear garden. **VIEWING RECOMMENDED.**

- Within a mile of Caversham/Reading centres
- Undergone recent improvements
- Scope for extension subject to planning consents
- 28ft garage
- Driveway parking
- 3 bedroom semi-detached
- 16ft master bedroom
- 12ft living room
- 10ft open plan modern kitchen

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Front door opens into the hallway which boasts stairs to the first floor landing and a door to...

Living Room:
12'8" x 12'1"
Double glazed with a front aspect and an opening onto the kitchen.

Kitchen:
10'8" x 10'
Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops, sink with drainer, oven, hob with extractor above, integrated fridge/freezer and dishwasher.

The hallway from the kitchen boasts an understairs storage cupboard and doors to...

Shower Room:
Double glazed with a rear aspect, fitted with a corner shower, low level WC and hand wash basin.

Garage:
28'8" x 8'4"
Fitted with double doors, a door onto the garden and a window with a side aspect.

The first floor landing is double glazed with a side aspect and has doors to...

Master Bedroom:
16'1" x 10'10"
Double glazed with a front aspect.

Bedroom 2:
9'2" x 11'3"
Double glazed with a rear aspect.

Bedroom 3:
6'7" x 8'
Double glazed with a rear aspect.

Outside:
To the rear the garden is mainly laid to lawn but boasts a large bed, mature trees, and an area of shingle all of which is enclosed by timber fencing and mature hedges. To the front the property boasts driveway parking, access to the garage and a small front garden.

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