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61 Briants Avenue, Caversham, Reading, RG4 5AS  
Price £389,950 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e [sales@masonsestateagents.com](mailto:sales@masonsestateagents.com)



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Masons are proud to offer to the market this well presented two bedroom Victorian terrace house, located in Caversham & within a short walk to Caversham & Reading centres, along with Reading mainline station. The property has undergone improvements by its current owners & offers accommodation comprising of an 11ft dining room with original fireplace & bay window, a 12ft sitting room and a modern fitted kitchen. Further benefits include a 12ft master bedroom with built-in cupboard, a 10ft bedroom two, a newly fitted first floor bathroom and private rear garden. Viewing recommended.

- New First Floor Bathroom
- Two Double Bedrooms
- Modern Fitted Kitchen
- New Carpets & Doors
- 11ft Dining Room into Bay Window
- Private Rear Garden
- New Consumer Unit
- 12ft Sitting Room
- Excellent Condition

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

Sitting room:  
 11'9" x 9'4"  
 into a double glazed bay window, a feature original fireplace.

Dining room:  
 12'7" x 10'6"  
 double glazed rear aspect, cupboard under the stairs. Door to:

Kitchen: 9'6" x 7'9"  
 double glazed twin aspect, a modern range of eye & base level units with solid wooden tops, sink &

drainer, integrated oven, hob & extractor & space & plumbing for additional appliances. Door to the rear garden.

First floor landing has doors to:

Master bedroom:  
 12'7" x 9'10"  
 twin double glazed front aspect, built-in cupboard.

Bedroom 2:  
 10'6" x 9'5"  
 double glazed rear aspect.

Bathroom: double glazed rear aspect,

newly fitted bathroom suite comprising of panel enclosed bath with shower over, low level wc & wash basin.

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 that is mainly laid to lawn.

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