



TOTAL FLOOR AREA: 1030 sq. ft. (95.7 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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 Price £375,000 Freehold

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Masons are proud to offer to the market this three storey attractive Victorian bay fronted terrace house, located in Caversham and only 5 minutes walk to Reading mainline station and a short walk to Caversham centre. Having undergone major improvements by its current owners including a replaced boiler, a new 11ft kitchen, carpets, decoration and more. The property offers three good size bedrooms and a separate first floor bathroom and two good sized reception rooms. Further benefits include a downstairs wc and utility room, an outside the home office with light & power and a private rear garden. Viewing recommended.

- 11ft New Kitchen
- Living Room into Bay Window
- Dining Room
- Downstairs wc and Utility Room
- Home Office Outside
- First floor Bathroom
- 3rd Bedroom in Loft Conversion
- Excellent Condition
- Viewing Recommended

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Front door to:

Living room:  
 11'11" x 9'4" into double glazed bay window.

Dining room:  
 11'11" x 10'4" double glazed rear aspect, cupboard under the stairs and door to:

Kitchen: 11'11" x 7'11" double glazed side aspect, a modern range of eye and base level units, sink and drainer, oven hob and extractor, integrated dishwasher and space and plumbing additional appliances.

Utility/wc: double glazed rear aspect, a low level wc, wash basin an space

and plumbing for appliances. Door to the garden.

First floor has the stairs to the second floor and doors to:

Bedroom 1: 11'11" x 9'6" double glazed front aspect.

Bedroom 2: 12'2" x 8'0" double glazed rear aspect.

Bathroom: double glazed rear aspect, a panel enclosed bath with shower over, low level wc and wash basin.

Second floor landing has stairs to:

Bedroom 3:  
 13'10" x 11'7" Velux windows and eaves storage space.

Outside: To the rear there is a private garden that is mainly laid to lawn with a home office that has light and power.

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