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13 Priory Avenue, Caversham, Reading, RG4 7SE
Price £515,000 Freehold

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Masons are proud to offer to the market this attractive bay fronted four bedroom Victorian terrace house, located in Central Caversham on a sought after road and within a few minutes walk of Reading town centre and mainline station. The property is in need of some modernisation but has seen improvements including re-pointing of the external brickwork and fully replaced UPVC double glazed windows and doors. The property benefits from period features including original fireplaces, ceiling cornices and picture rails to name but a few. The accommodation comprises of a 15ft living room into bay window, a 13ft dining room, a 14ft breakfast room, a 13ft kitchen and a cloakroom/shower room. Further benefits include a 15ft master bedroom, a family bathroom, a large garden and gas central heating. Viewing recommended and NO ONWARD CHAIN.

- Four Bedrooms
- Large Garden
- Central Caversham Location
- In Need of Some Modernisation
- NO ONWARD CHAIN
- 15ft Living Room
- 13ft Dining Room
- 14ft Breakfast Room
- 15ft Master Bedroom

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Entrance hall, has the stairs to the first floor and doors to:

Living room: 15'0" x 11'7" into bay window, original feature fireplace.

Dining room: 13'1" x 9'10" French doors to the garden and original feature fireplace.

Breakfast room: 14'3" x 9'11" rear aspect, fireplace and built-in cupboard.

Kitchen: 13'1" x 7'11" side aspect, range of eye and base level units, built in split level oven and hob along with space and plumbing for further appliances.

Cloakroom/Shower room: low level wc and shower cubicle.

First floor landing has doors to:

Bedroom 1: 15'3" x 15'0" bay window and feature fireplace.

Bedroom 2: 13'0" x 9'7" rear aspect.

Bedroom 3: 9'10" x 8'10" rear aspect, bedroom 4 is accessed via bedroom 3.

Bedroom 4: 15'7" x 7'6" rear aspect, built-in airing cupboard housing the wall mounted gas fired boiler and hot water cylinder.

Loft:

2 rooflight windows providing natural light.

Outside: To the rear there is a good size garden, which is mainly



laid to lawn and includes a patio area and a variety of plants, shrubs flowers and trees. Shared pedestrian right of way leads to the front of the property from the garden.

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