



TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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10 Mill Road, Caversham, Reading, RG4 8DP

Price £380,000 Freehold

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Masons are proud to offer to the market this attractive three bedroom three storey Victorian bay fronted terraced house, situated on a sought after road in Caversham and a short walk to Caversham and Reading centres, along with Reading mainline station. The property is presented in good order throughout and has the benefits of double glazed windows, oak doors and a new roof. Further benefits include a 13ft living room, a 13ft dining room, a 9ft kitchen, a loft conversion, a shower room and a bathroom and a private rear garden. A great location for commuters, being just 50 yards from the tow path and less than a mile to Reading station. Viewing recommended.

- |                                   |                          |                  |
|-----------------------------------|--------------------------|------------------|
| • Three Bedrooms                  | • 13ft Living Room       | • Private Garden |
| • A Short Walk to Reading Station | • 9ft Kitchen            |                  |
| • 13ft Dining Room                | • Shower Room & Bathroom |                  |



- |  |   |   |
|--|---|---|
| Front door opens to:   | appliances. Doors to:   | wc and two wash basins set in a vanity unit.  |
| Living room:<br>13'0" x 13'0" double glazed front aspect, feature fireplace and archway to:  | Shower room: double glazed side aspect, separate shower cubicle, low level wc and wash basin.   | Bedroom 2:<br>13'1" x 6'11" double glazed front aspect.   |
| Dining room:<br>13'0" x 9'10" double glazed rear aspect with French doors opening to the garden, feature fireplace, cupboard under the stairs and opening to:                | First floor landing has the stairs to the second floor and doors to:<br><br>Bedroom 1:<br>13'1" x 9'10" double glazed rear aspect, stripped original flooring, cupboard housing the boiler and door to: | Bedroom 3:<br>13'0" x 11'11" double glazed rear aspect.<br><br>Outside: to the front there is a small garden area with a path to the front door. To the rear there is a good sized garden which is mainly laid shingle, there are a variety of plants and shrubs, a decked area and a timber shed which is all enclosed by timber fencing and brick wall. |
| Kitchen: 9'1" x 5'11" double glazed side aspect, a modern range of eye and base level units with roll edge tops and tiled surround, sink and drainer, space and plumbing for | Bathroom: double glazed side aspect, panel enclosed bath with shower, low level   |   |