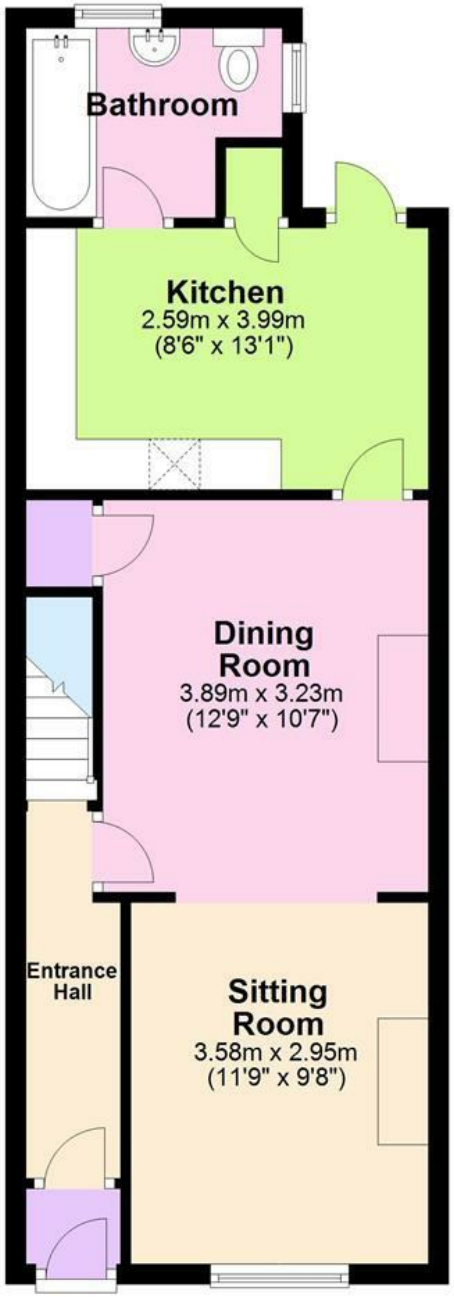
**33, Oxford Street**

Caversham

www.patrickwilliams.co.uk

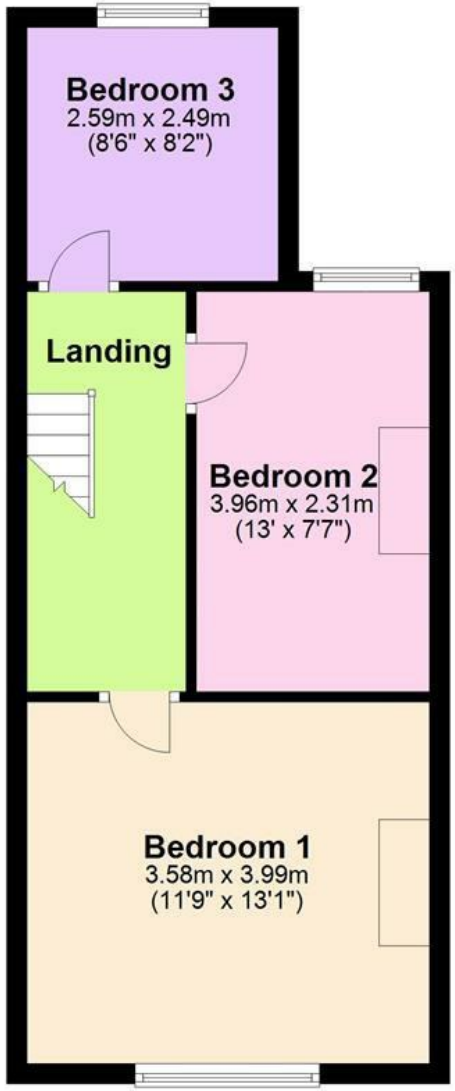
## Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)




## First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)




Total area: approx. 83.1 sq. metres (894.3 sq. feet)

# 33, Oxford Street, Caversham, Berkshire, RG4 8HN

## £360,000

**Spacious and much improved three bedroom mid terrace in the heart of Caversham**

### Overview

Located in the heart of Caversham, this much larger than average three bedroom mid terrace is sold with the advantage of no chain. The property has just undergone considerable improvement and renovation and benefits from a low maintenance private garden with an outbuilding that could be converted to a home office. The accommodation features a spacious open plan 25' living/dining room, 13' kitchen, ground floor bathroom suite, three good size separate bedrooms plus gas central heating and double glazing. The brick outbuilding has double glazing and a new roof and could be upgraded internally to make a year-round usable space for a home office, playroom etc.

### Location

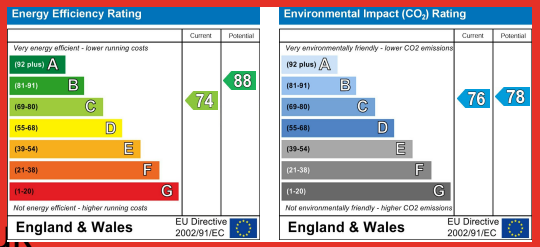
Caversham has a wide array of local facilities on offer including a Waitrose, Costa Coffee, library, and many restaurants pubs, independent shops and takeaways. For the commuter, Reading mainline station is within walking distance or a short bus ride as is Reading's comprehensive town centre.

Viewing by appointment only.

**PATRICK WILLIAMS**
209 Halls Road
Tilehurst RG30 4PT

Tel: 0118 942 0777
tilehurst@patrickwilliams.co.uk

www.patrickwilliams.co.uk







Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.