



This impressive semi-detached home has been tastefully modernised to combine contemporary comforts with charming period features. Located in the ever-popular Caversham area, it benefits from a wide range of local amenities, including independent shops, parks, and schools, making it an ideal setting for family life.

The ground floor offers a welcoming living room with a characterful feature fireplace, a stylish Shaker-style kitchen with integrated appliances, and a beautifully appointed, fully tiled bathroom with a skylight. Upstairs, there are two well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room.

Externally, the property boasts ample off-road parking to the front, while the rear enjoys a privately enclosed, south-facing garden with a patio area leading onto a well-maintained lawn ideal for outdoor entertaining or relaxing in the sun.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Newly refurbished
- Semi detached
- 2 Bedrooms
- Ensuite shower room
- South facing garden
- Ample off-road parking





Council tax band C
 Council- RBC
 Additional information:
 Parking
 The property has a gravel driveway with parking for multiple vehicles

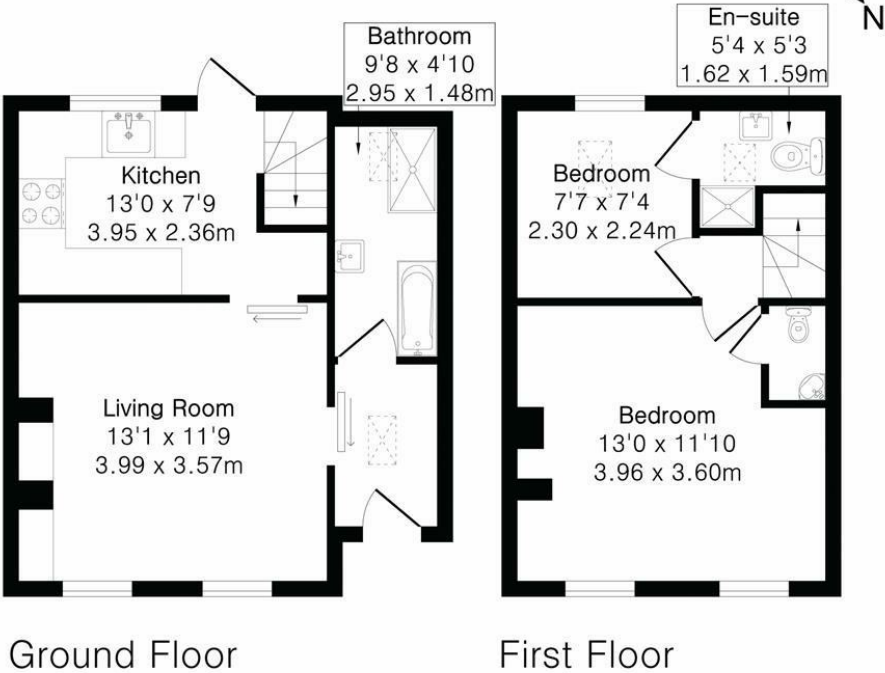
Property construction – Standard form
 Services:
 Water – mains
 Drainage – mains
 Electricity – mains
 Heating – Electric Heating

Floorplan

Approximate Gross Internal Area 591 sq ft - 55 sq m

Ground Floor Area 335 sq ft – 31 sq m

First Floor Area 256 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.