



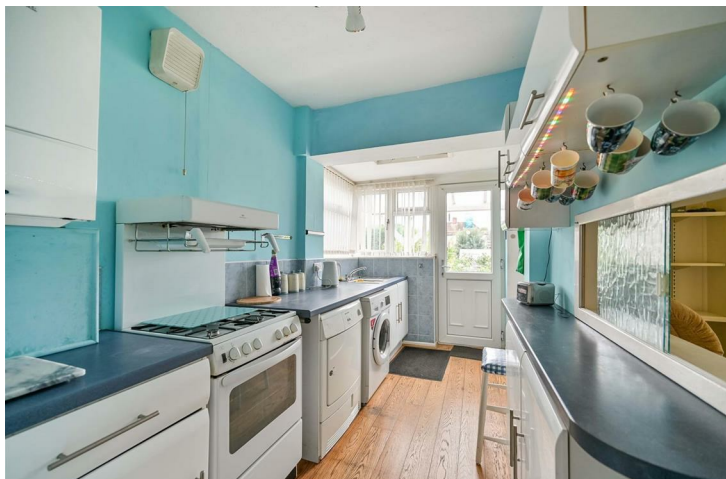
Situated on a sought-after road in Caversham, this attractive bay-fronted end-of-terrace home offers well-proportioned accommodation, a larger-than-average garden and the considerable benefit of being offered chain-free with vacant possession. The property comprises two reception rooms, providing flexible living and dining space, together with a kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a particularly generous rear garden, offering excellent potential for families, keen gardeners or those looking to improve further and extend, subject to the necessary consents. The location is a particular highlight, with easy access to Caversham High Street, offering a wide range of shops, cafés and everyday amenities, while Reading town centre and Reading Mainline Station are also readily accessible. A variety of parks, open spaces and recreational facilities are close by, making this an appealing location for both families and commuters. An excellent opportunity to acquire a characterful three-bedroom end-of-terrace home in a highly regarded Caversham location, with vacant possession allowing the new owner to move in and make the property their own.

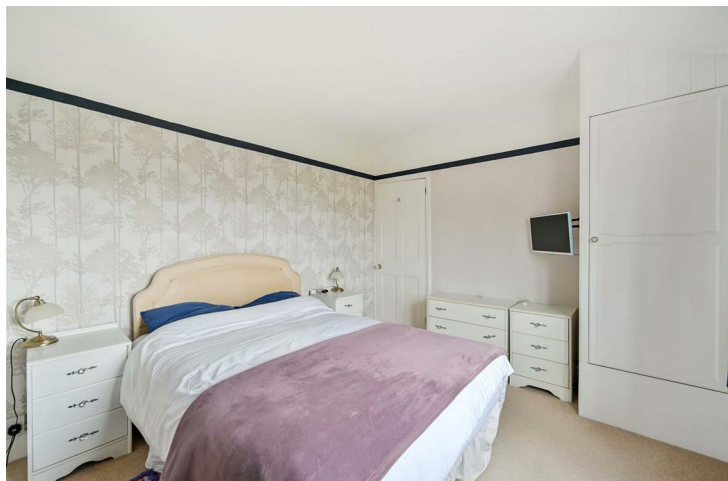
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Sought after location
- Bay fronted end of terrace
- Off road parking
- 3 Bedrooms property
- 2 reception rooms
- No onward chain





Council tax band C

Council-

Additional information:

Parking

The property has driveway parking.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

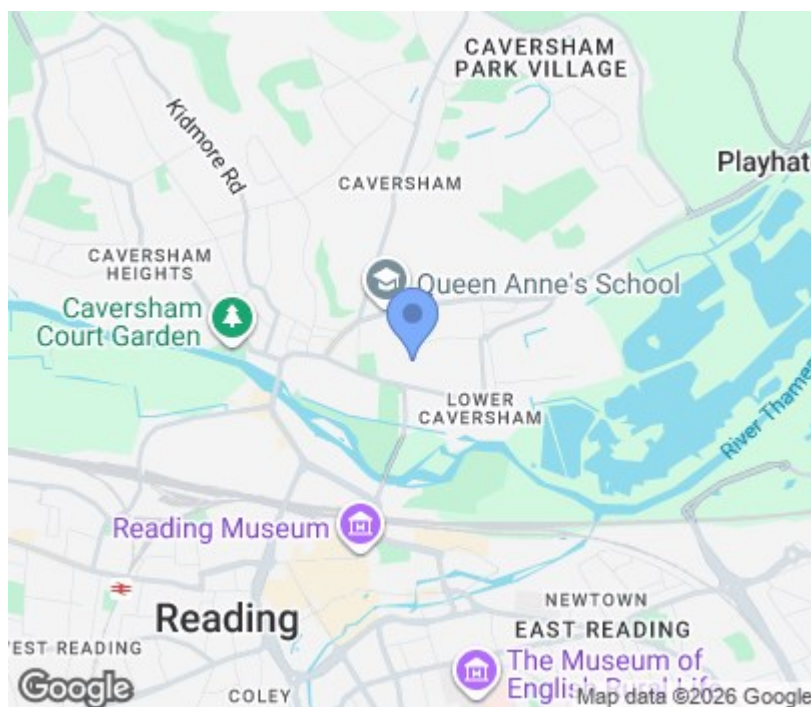
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



APPROXIMATE GROSS INTERNAL AREA
944 SQ FT / 87.8 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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	64	75
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.