



**South Street
Caversham, Reading, Berkshire RG4 8HY**

Chain Free £350,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £350,000 to £375,000: CHAIN FREE: A well presented two bedroom Victorian mid terrace ideal for a couple on a sought after road in the centre of Caversham. The property is within walking distance of both Reading town centre and mainline train station. Accommodation comprises of a dining room, living room, kitchen, two double bedrooms, upstairs bathroom off bedroom. To the rear there is a good size rear garden with raised decking area and a large purpose built storage shed with power to the bottom of the garden. The property is situated on a quiet residential road where there is permit parking and is a two minute walk to Caversham which has a good local shops, it also has easy access to Reading Town Centre and Railway Station.

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- Chain free
- Period terraced house
- Two double bedrooms
- Permit parking & upstairs bathroom
- EPC Rating D
- Central Caversham
- Two reception rooms
- Enclosed south facing rear garden
- Modern kitchen
- Council Tax Band C

Living Room

14'9" x 12'1" (4.5 x 3.7)



Upon entering the front door you step into the generous living room which has stripped wooden floors and a double glazed window to the front.

Dining Room

14'9" x 9'6" (4.5 x 2.9)



Past the staircase is the dining room which has stripped wooden floors, double glazed window over looking the garden and an archway that leads to the kitchen. Under stairs storage cupboard with space for the freezer.

Kitchen

11'1" x 8'6" (3.4 x 2.6)



The modern kitchen with ample wall and base units with roll top work surfaces. An inset sink and radiator, double oven and gas hob, recess for the washing machine and dishwasher. Tilted floor, double glazed window and door to the garden.

Bedroom one

14'9" x 12'1" (4.5 x 3.7)



A carpeted double bedroom at the rear of the property with a double glazed window to the rear, fitted wardrobe and en-suite bathroom

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Bedroom Two

14'9" x 98'5" (4.5 x 30)

An enclosed garden with decking at the top, a lawned area and a shed at the bottom. To the rear there is a garden shed and rear gated access.



A carpeted double bedroom at the front of the property with a double glazed window to the front and storage cupboard.

Bathroom



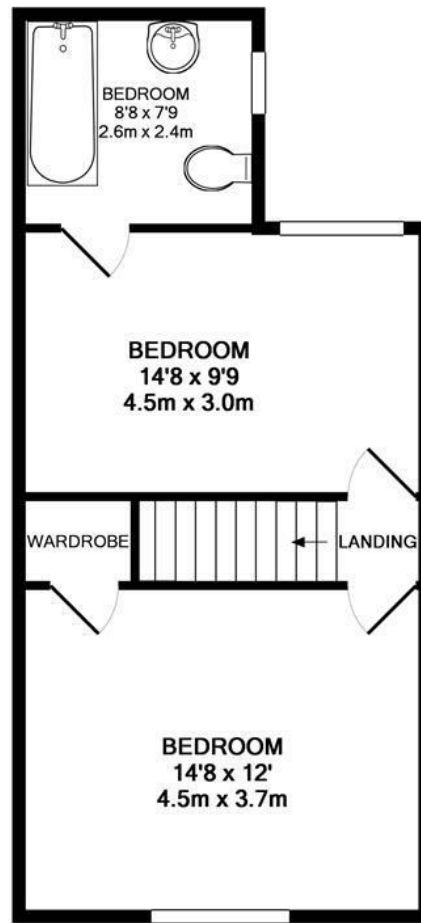
Off the main bedroom there is a modern bathroom with a panel enclosed bath, wall mounted shower, WC and sink. Part tiled walls and a frosted window to the side.

Garden





GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
67	
EU Directive 2002/91/EC	
England & Wales	

