NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Chester Street
Caversham, Reading, Berkshire RG4 8JH

Chain Free £395,000

CHAIN FREE: Located on moments from the heart of central Caversham is this period terraced house that retains numerous period features and boasts an UPSTAIRS BATHROOM. The property boasts two double bedrooms, two receptions rooms with stripped wood flooring and a modern kitchen. To the rear there is an easy to maintain garden that is perfect for summer entertaining. To appreciate the space on offer call, now to view.

Chester Street, Reading, Berkshire RG4 8JH

- Central Caversham
- Mid terrace period house with numerous features.
- Two double bedrooms
- Spacious upstairs bathroom
- Easy to maintain garden with a shed.
- Modern kitchen
- Two reception rooms
- Double glazed and gas central heating.
- Council Tax Band C
- EPC Rating D

Living Room
13'9" x 13'1" (4.2 x 4.0)
A light and airy living room with original wooden floorboards. There is a working fireplace and two small built in cupboards for storage.

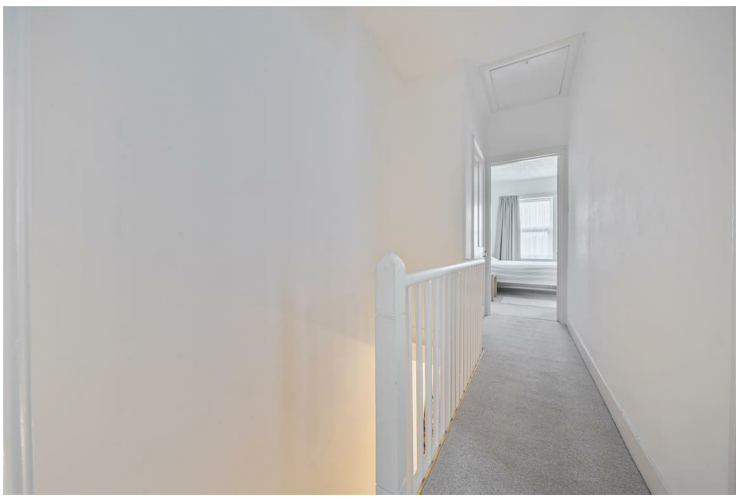
Dining Room
12'1" x 10'2" (3.7 x 3.1)

A good size dining room perfect for entertaining. Stripped wood floorboards, two built in sideboards, a feature fireplace, understairs storage cupboard, window overlooking the garden and a door to kitchen

Kitchen
9'10" x 6'10" (3.0 x 2.1)

A modern Bosch designed kitchen with views to the garden. Ample wall and base units, roll top work surfaces with an inset sink and drainer. five ring gas hob, double BOSCH electric oven and extractor, recess for a dishwasher, washing machine and for the fridge freezer. Wall mounted boiler, splash backs, tiled floor and a door to the garden.

Landing



Carpeted, loft access, storge cupboard and doors to:

Bedroom One
13'1" x 10'9" (4.0 x 3.3)

A spacious carpeted double bedroom and two windows overlooking the street. Mirrored built in wardrobes run across one wall and a cast iron feature fire place.

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Bedroom Two
12'1" x 7'6" (3.7 x 2.3)

A good size carpeted double bedroom, with views over the garden and a cast iron feature fireplace.

Bathroom

A large upstairs bathroom, with plenty of character. that compromises of a low level w/c, wooden paneled bath with wall mounted shower. Below the sink is a spacious storage cupboard. Window to the rear and a feature fire place.

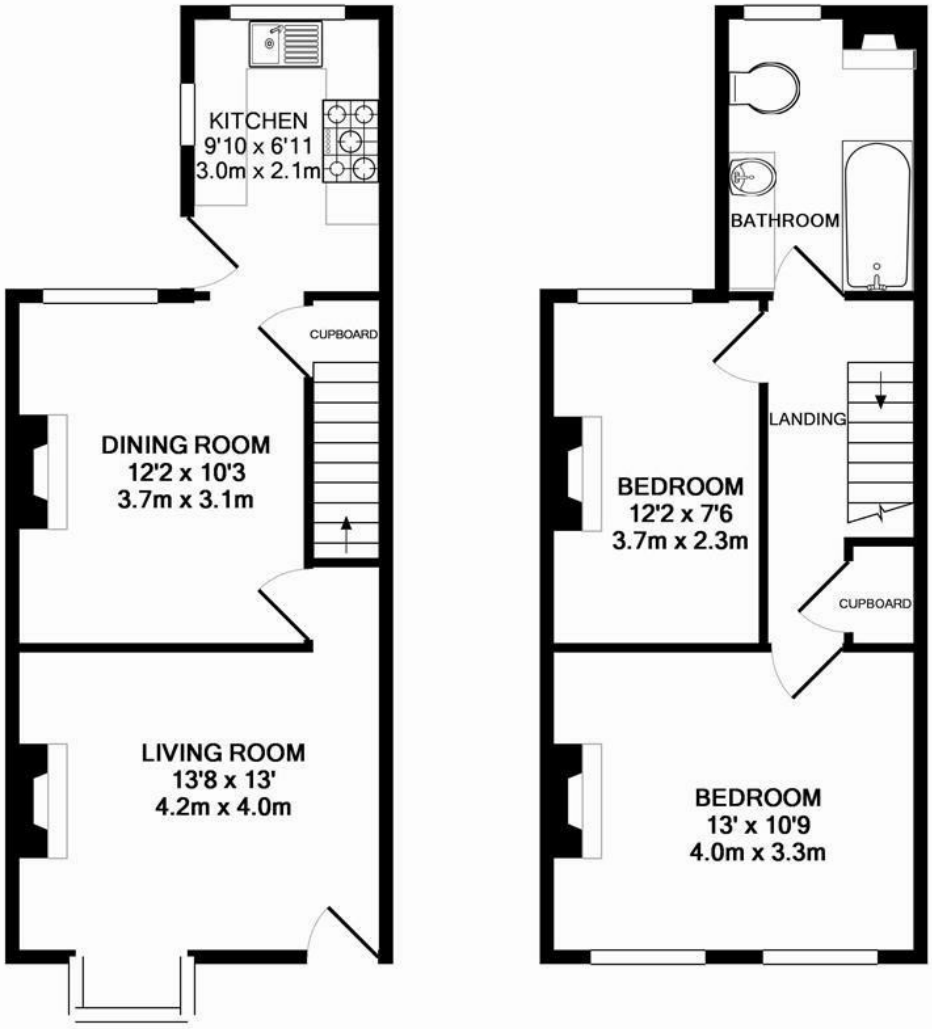
Garden

A well designed enclosed paved garden that is ideal for summer entertaining., with an area of AstroTurf. At the bottom of the garden is a large shed with electricity with plenty of storage place and has electricity.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom website



GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 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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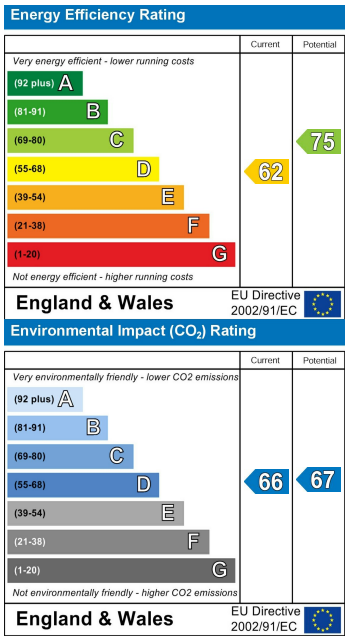

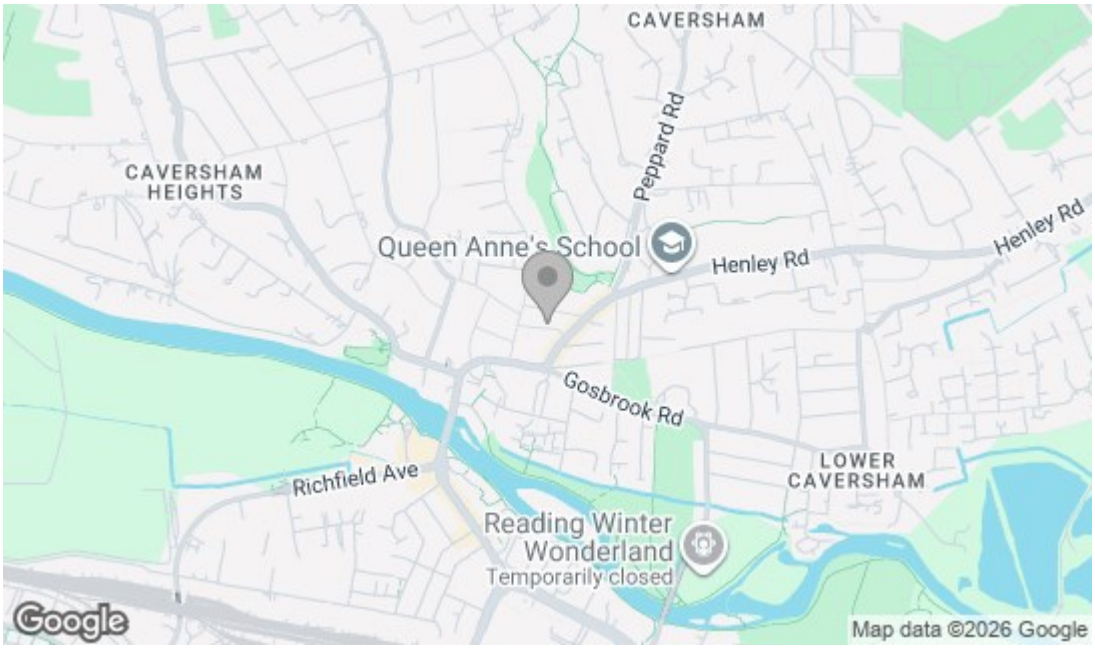

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