



**Gosbrook Road
Caversham, Reading, Berkshire RG4 8BS**

£375,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Located only moments from the heart of central Caversham is this good sized mid terraced period house that retains an abundance of character charm and period features. The property boasts two reception rooms, modern kitchen and guest WC on the ground floor. On the first floor there are two double bedrooms and a stylish up stairs bathroom. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space and proximity to central reading and the River Thames call now to view.

Gosbrook Road, Reading, Berkshire RG4 8BS

- Central Caversham
- Stripped wood flooring and period features
- Upstairs bathroom and down stairs WC
- Lean to / utility
- EPC rating tbc
- Mid terrace period house
- Two double bedrooms
- Two reception rooms
- Modern kitchen
- Council tax band C

Hallway

A welcoming entrance hall with wooden floor, doors to the living room and dining room and stairs to the first floor.

Living room

11'3 x 10'1 (3.43m x 3.07m)



A good sized living room with wooden floor, feature fireplace and window to the front of the property.

Dining room

13'7 x 10'8 (4.14m x 3.25m)



A spacious dining room with door to the kitchen wooden floor, feature fireplace and understairs storage.

Kitchen

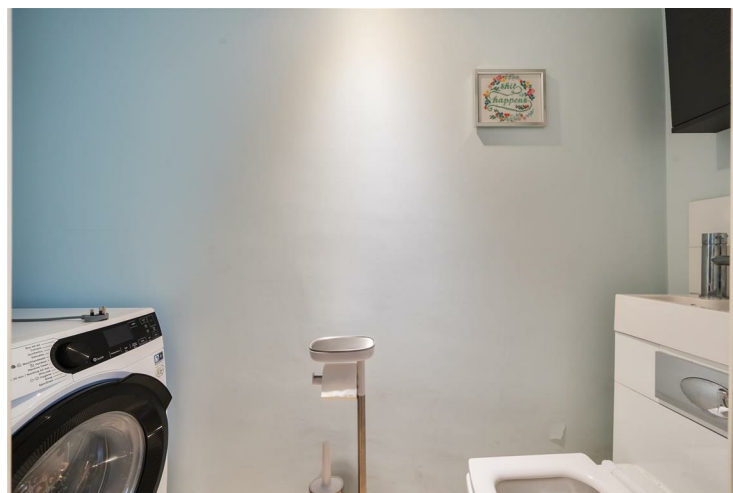
9'11 x 7'1 (3.02m x 2.16m)



Kitchen with tiled floor, doors to WC and utility room, built in fridge freezer, oven, hob and extractor and space for dishwasher.

Guest WC

7'10 x 2'4 (2.39m x 0.71m)



WC with tiled floor, space for washing machine and WC.

Lean to / utility area



Utility area with space storage and door to the garden.

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Landing

carpeted landing with doors to both bedrooms.

Bedroom one

13'7 x 11'3 (4.14m x 3.43m)



Carpeted double bedroom with dual windows overlooking the front of the property and doors to stairs and corridor leading to the bathroom.

Bedroom two

10'10 x 10'6 (3.30m x 3.20m)



Carpeted double bedroom with window overlooking the garden, built in cupboard and doors to stairs and corridor to bathroom.

Bathroom

12'11 x 8'0 (3.94m x 2.44m)



Stylish and modern bathroom with independent access from both bedrooms, tiled floor, shower stall, bath, WC, sink with storage, heated towel rail and window to the rear.

Garden



Nice sized and quiet garden, lawn, patio and border areas with gate leading to access alley.

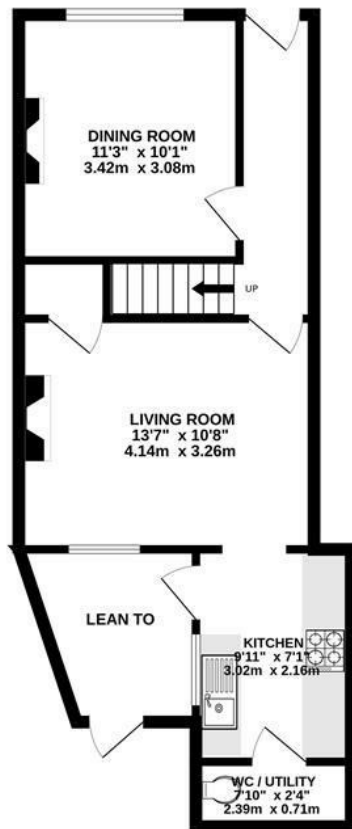
Services

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

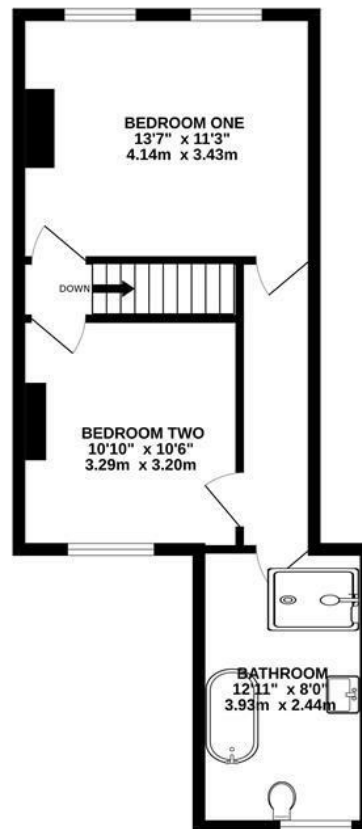
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales EU Directive 2002/91/EC		

