



**Blenheim Road
Caversham, Reading, Berkshire RG4 7RP**

Offers Invited £580,000

CHAIN FREE AND POTENTIAL TO EXTEND: Set within this sought after area of Caversham Heights offering easy access to central Caversham and Reading mainline station is this well presented semi detached bay fronted Edwardian house that retains period features. There are three good sized bedrooms and a bathroom on the first floor. On the ground floor there are two great sized reception rooms with attractive fire places and a kitchen. In addition there is lean to and utility area. To the rear there is a fantastic garden that is perfect for summer entertaining. The house is in catchment for the outstanding Caversham Primary School and is offered with no onward chain. Call now to view.

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- Caversham Heights
- Semi detached house
- Two reception rooms
- Great sized garden and paved patio area
- Council tax band D
- Chain free
- Three double bedrooms
- Kitchen and utility
- Caversham Primary catchment
- Potential to extend (STP)

Lobby

Ample storage and a front door to the hallway

Hallway

A good sized hallway with ample under stairs storage, stairs to the first floor and doors to:

Dining room

13'5 x 12'8 (4.09m x 3.86m)



A light and airy room with a double glazed bay window to the front allowing plenty of natural light, carpeted, cast iron feature fire place and ceiling coving.

Living room

13'5 x 12'5 (4.09m x 3.78m)



Offering great views over the attractive rear garden is this bright room with double glazed patio doors to the patio, feature gas fire place with an attractive surround, carpeted and a door to the kitchen.

Kitchen

12'4 x 5'8 (3.76m x 1.73m)



A modern kitchen with ampler wall and base units, roll top work surfaces with an inset sink and drainer, five ring hob, double oven, recess for the microwave and fridge / freezer. Vinyl floor, window and door to the lean to.

Lean to



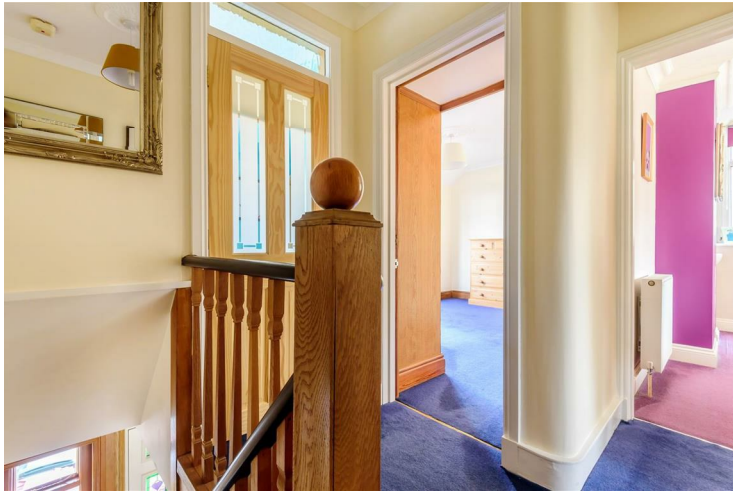
A good sized lean to the a door to the front and door to the garden. There is plumbing for a washing machine and a door to the utility.

utility

Space for the washing, wall mounted boiler and window to the side. Please note there is plumbing for a guest WC.

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Landing



Carpeted, access to the fully boarded loft with a pull down ladder and doors to:

Bathroom



A good sized bath room comprising of a paneled bath with mixer tap, wall mounted shower, wash hand basin and WC. Cupboard housing the hot water cylinder and a frosted window to the front.

Bedroom one

13'0 x 12'2 (3.96m x 3.71m)



A light and airy room with a double glazed bay window to the front allowing plenty of natural light, carpeted, fitted wardrobes and a storage unit with an inset sink.

Bedroom two

12'6 x 10'5 (3.81m x 3.18m)



Offering views over the attractive rear garden is this good sized room, ample space for wardrobes and a fitted sink.

Bedroom three



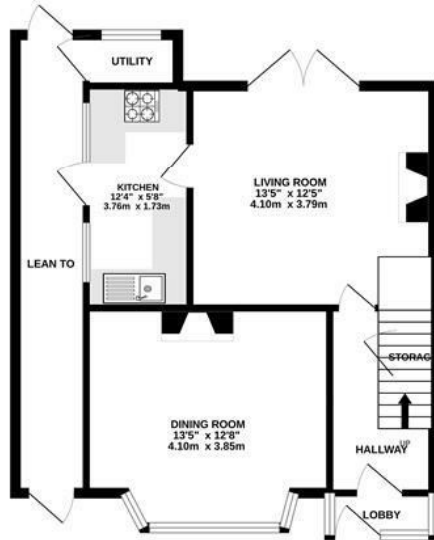
A good sized room with a double glazed window over looking the rear garden, carpeted and ample space for wardrobes.

Garden

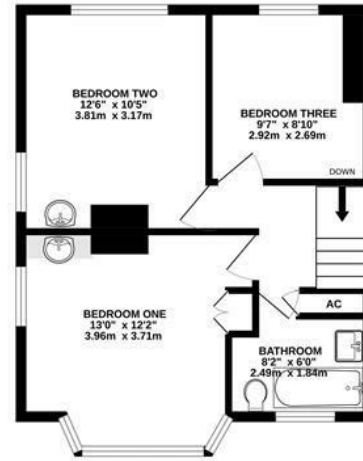


A great sized garden that is mainly laid to lawn with shrub borders. There is a paved patio area that is perfect for those summer BBQ's with steps to the lawn. To the rear there is a large shed that has power.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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