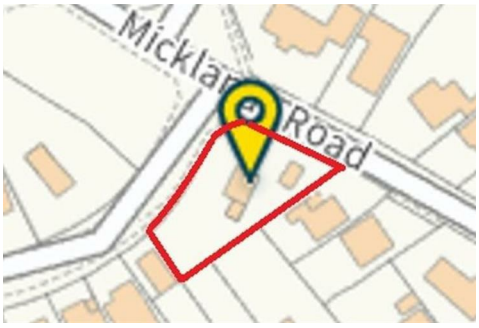
NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Copse Avenue
Caversham, Reading, RG4 6LX

Chain Free £550,000

Retaining the majority of its generous original plot and having been owned by just two previous owners, this is a rare opportunity to acquire a detached house in this popular location with a substantial garden. The property is set in the popular Micklands estate and offers potential to develop STP. A living room, kitchen and third bedroom comprise the downstairs accommodation, and upstairs there are two double bedrooms. Book a viewing now to appreciate the space available.

Copse Avenue, Reading, RG4 6LX

- Chain free detached house on a large plot with potential to develop STP
- Two / three double bedrooms
- One / two reception rooms
- Modern kitchen and utility area
- Great sized wrap around garden
- Driveway & garage
- Modern fitted kitchen
- Micklands Primary catchment
- EPC rating C
- Council Tax Band E

Hallway
Small entrance hall, carpeted, with cupboard and door to living room.

Living room
16'11" x 9'10" (5.16 x 3.00)



Carpeted dual aspect living room, leading to the kitchen and with stairs to first floor.

Kitchen
11'6" x 8'8" (3.53 x 2.66)



Neat, contemporary kitchen with vinyl tiled floor and ample floor units. Built in under counter fridge, electric oven, hob and extractor, microwave, and sink under the window looking to the side of the property. Doors lead on to shower room and bedroom three.

Shower room
6'10" x 5'0" (2.1 x 1.54)



Shower room with carpeted floor and tiled walls. Shower, basin and w/c with frosted window to the side of the property.

Bedroom three
8'4" x 8'2" (2.55 x 2.51)



Well proportioned single bedroom, carpeted, with airing cupboard.

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Hallway
13'6" x 4'4" (4.13 x 1.34)



A good sized hallway with double doors on one side and stable door on the other, both leading to the garden.

Utility
10'4" x 8'3" (3.15 x 2.54)



A very spacious utility room with window overlooking the garden and space for fridge freezer, washing machine and tumble drier.

Landing
Carpeted stairs off living room lead up to small landing with built in wardrobe and doors to bedrooms one and two.

Bedroom one
10'6" x 9'10" (3.22 x 3.00)



Spacious, carpeted double bedroom facing North East, with small built in wardrobe and eaves storage.

Bedroom two
10'6" xc 8'4" (3.22 xc 2.55)



Carpeted double bedroom facing South West, with eaves storage and loft access.

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Garden



Large garden surrounding the house with many mature bushes, shrubs and trees. Mostly laid to lawn.

Garage

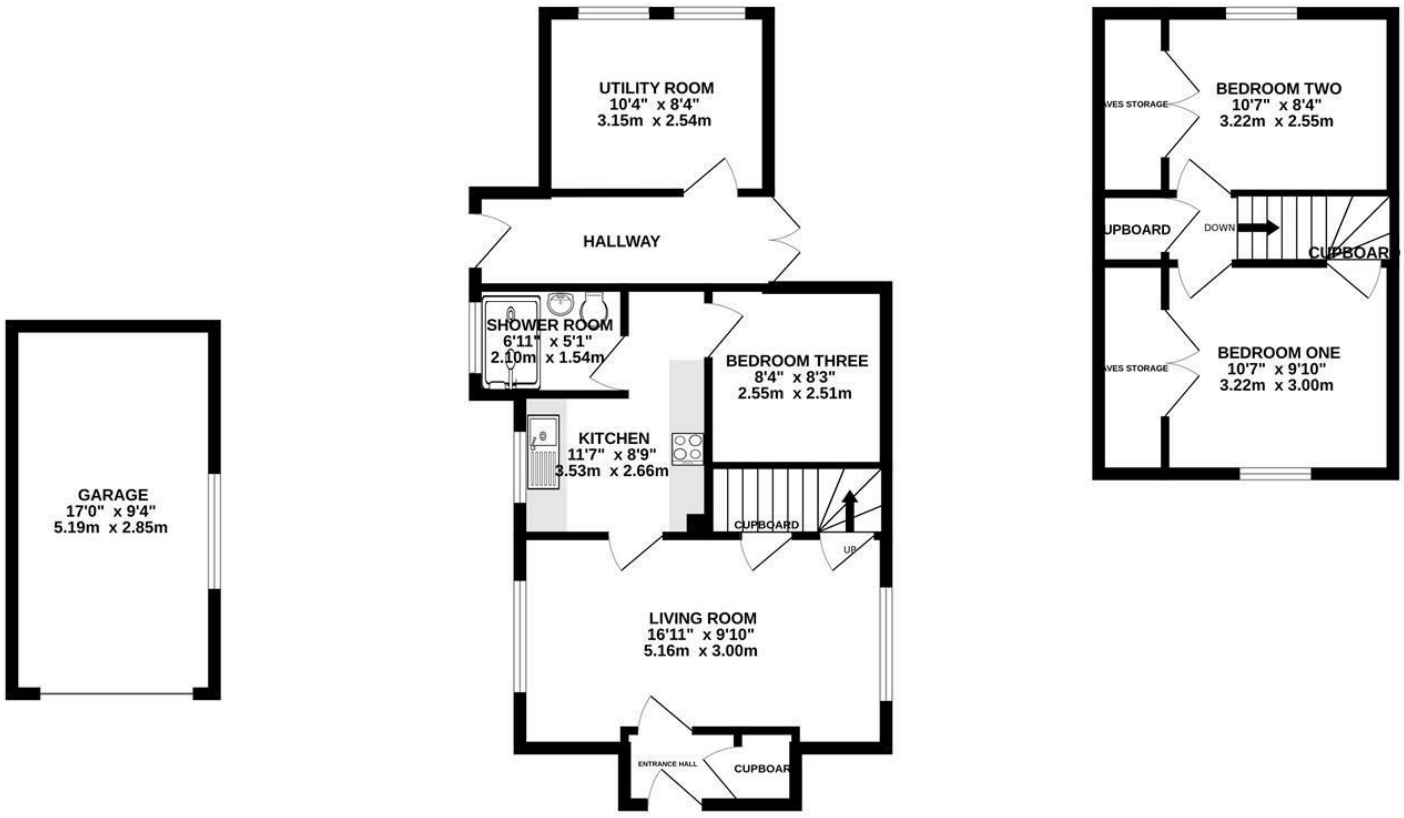
17'0" x 9'4" (5.19 x 2.85)



A well proportioned garage that can be accessed via the garden with plenty of storage space, wide enough for a modern car.

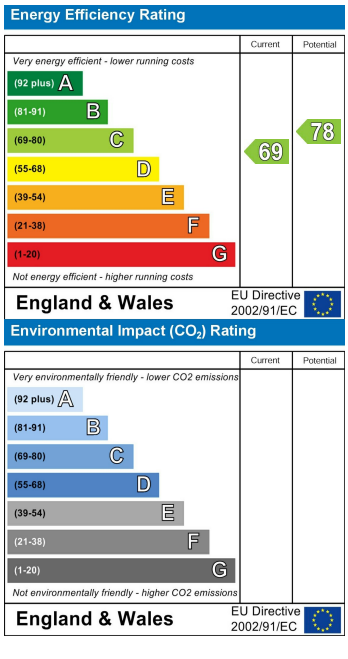
GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

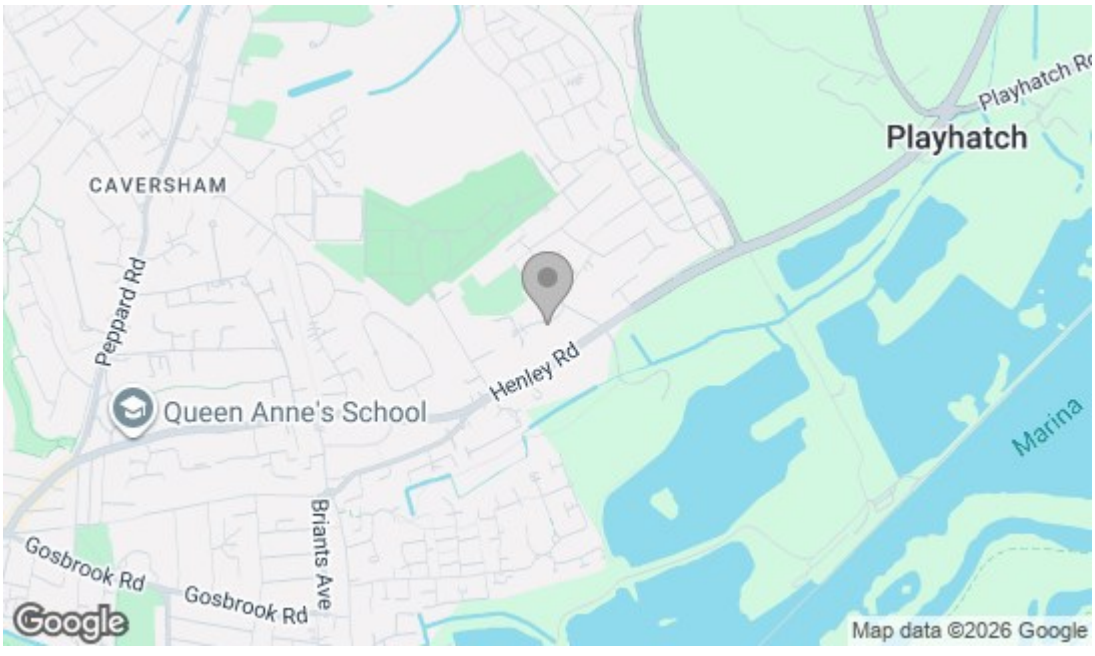
1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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