



**Cromwell Road  
Caversham, Reading, Berkshire RG4 5EA**

**Chain Free £420,000**

Set within this sought after location in the heart of Caversham only moments from Westfield Park is this well presented bay fronted terraced house. The property has been recently redecorated with new carpets and windows. The property boasts two double bedrooms and a stylish upstairs bathroom on the first floor. On the ground floor there are two reception rooms, cast iron feature fire place and a modern kitchen. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

## Cromwell Road, Reading, Berkshire RG4 5EA

- Chain free

- Mid terrace period house

- Upstairs bathroom

- Two reception rooms

- EPC Rating D

### Living room

12'8 x 12'2 (3.86m x 3.71m)



A light and airy bay fronted room to the front with wooden floor and a feature fireplace. Door to staircase and dining room.

### Dining room

12'2 x 10'2 (3.71m x 3.10m)



A good sized room with a window to garden, wood floor, large under stairs cupboard and door to kitchen.

- Easy access to central **Kitchen**

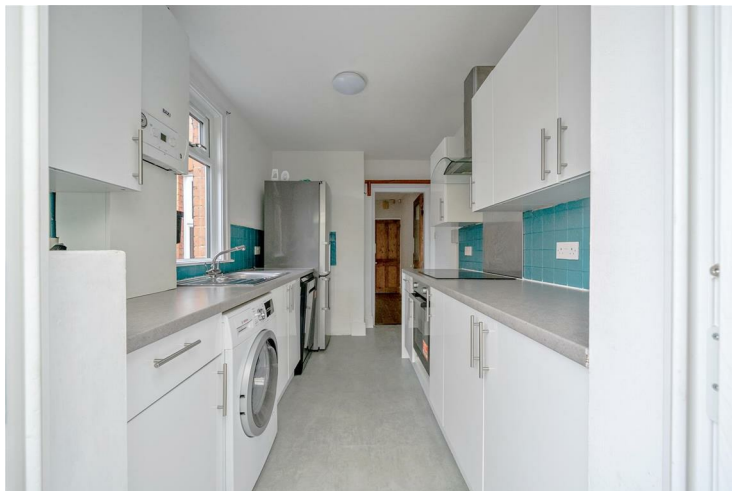
Caversham & Reading 11'10 x 7'2 (3.61m x 2.18m)  
mainline station

- Two double Bedrooms

- Enclosed rear garden

- Modern kitchen

- Council tax band C



A modern kitchen with ample wall and base units, work surfaces with an inset sink and drainer. Four ring hob, oven, extractor, recess for a fridge/freezer, washing machine and dishwasher. Window to the side, wall mounted boiler and a door to the garden.

### Landing

Carpeted, loft access and doors to:

### Bedroom one

10'6 x 10' (to wardrobes) (3.20m x 3.05m (to wardrobes))



To the front of the property is light and airy double bedroom with two windows to front, carpeted and ample built in wardrobes.

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### Bedroom two

10'2 x 8'11 (3.10m x 2.72m)



A good sized room with a window to the rear, carpeted and alcove storage

### Bathroom

11'9 x 7'1 (3.58m x 2.16m)



A great sized modern bathroom comprising of a panelled bath, separate shower, wash hand basin and WC. Tiled floor, part tiled walls, extractor and a frosted window to the rear.

### Rear garden



An easy to maintain garden that is partly laid to lawn and partly laid with shingle. Rear access and gate to the back pathway.

### Services

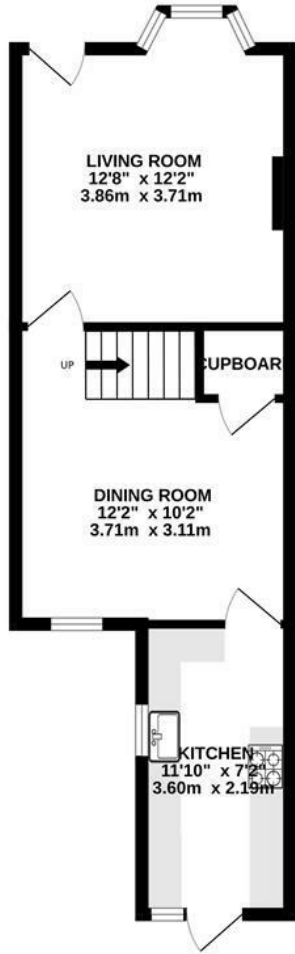
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Appliances: All the appliances are untested

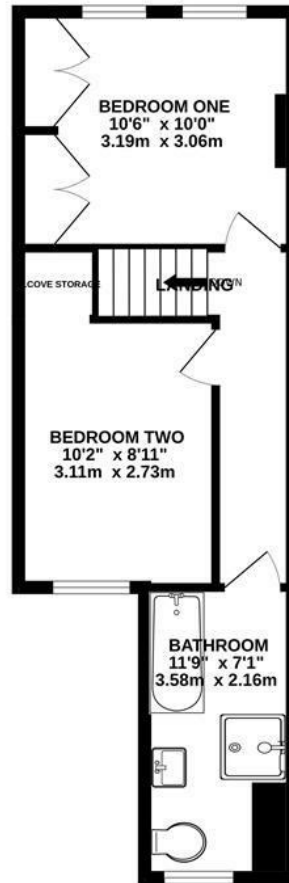
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast. Information obtained from Ofcom

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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.  
Made with Metropix 62026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

