



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

Chain Free £425,000

Set within this sought after central Caversham location is this larger than average bay fronted mid terraced house that retains numerous period features. The property boasts three bedrooms and a good sized bathroom on the first floor. On the ground floor there are two reception rooms with period features, utility room and a kitchen to the rear. To the rear there is a south facing paved garden and a large shed/ work shop. To appreciate the space and character on offer call now to view.

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- Chain free
- Central Caversham location
- Terraced house with period features
- Two reception rooms
- Three bedrooms & and upstairs bathroom
- Enclosed garden with rear shed/workshop
- On street permit parking
- Kitchen and a separate utility
- Council Tax Band C
- EPC rating D

Hallway



The spacious hallway with original terracotta tiles, stairs to the first floor and doors to the living room and dining room. There is plenty of storage space under the stairs.

Living Room

13'8 x 11'5 (4.17m x 3.48m)



A good sized living room with carpet, feature fireplace and square bay window to the front of the property.

Dining Room

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



A good sized dining room with wooden floors, feature fireplace, window overlooking the garden and doors to the kitchen and utility room.

Kitchen

7'5 x 6'2 (2.26m x 1.88m)



Kitchen with tiled floor, built in oven, hob and extractor, recess for fridge with window and stable door to the garden.

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Utility

6'3 x 4'4 (1.91m x 1.32m)



Utility room with tiled floor, space for washing machine and freezer with window to the garden.

Bedroom two

11'8 x 9'4 (3.56m x 2.84m)



A good sized, carpeted double bedroom with window overlooking the garden.

Landing



Carpeted landing with doors to the bedrooms and bathroom.

Bedroom three

7'9 x 6'0 (2.36m x 1.83m)



Carpeted bedroom with window to the front of the property.

Bedroom one

11'7 x 11'5 (3.53m x 3.48m)



A large carpeted double bedroom with high ceilings and a window to the front of the property.

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Bathroom

7,10 x 7'5 (2.13m,3.05m x 2.26m)



A good sized, tiled family bathroom with WC, sink, bath with shower, heated towel rail, a large cupboard for storage.

Shed / work shop

9'3 x 7'3 (2.82m x 2.21m)



To the rear of the garden there is a brick shed / work shop with electricity and windows overlooking the garden.

Garden



The enclosed south facing garden is easy to maintain with paving, a decked seating area, ideal to enjoy the setting sun and summer barbecues.

Services

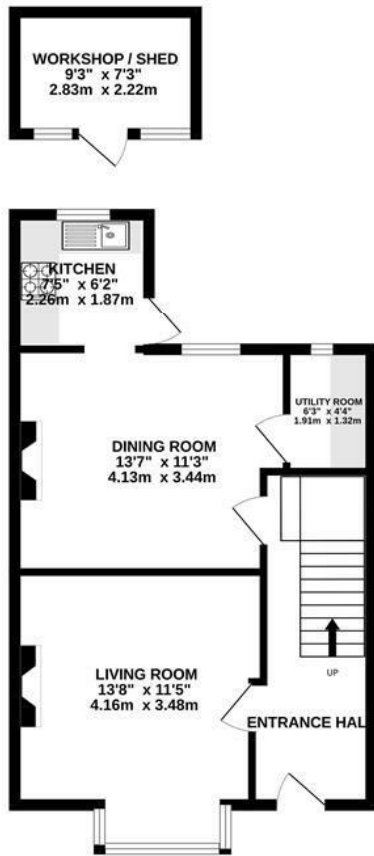
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances and services are untested

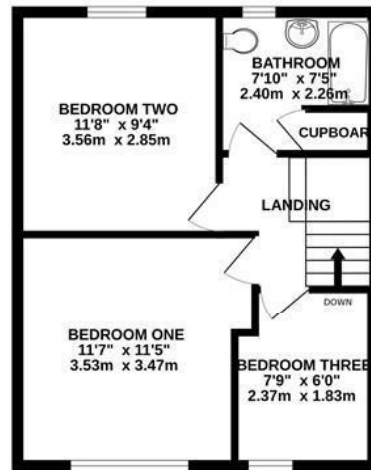
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	84

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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