



**South Street  
Caversham, Reading, Berkshire RG4 8HY**

**Chain Free £300,000**

**CHAIN FREE AND GREAT SIZED GARDEN::** Located only moments from the center of Caversham with its popular bars and restaurants is this charming mid terraced period house. The property boasts two double bedrooms and an UPSTAIRS BATHROOM. On the ground floor there are two reception rooms and modern kitchen. To the rear there is a larger than expected south facing garden with rear access. To appreciate the space call now to view.



## South Street, Reading, Berkshire RG4 8HY

- Chain free
- Period terraced house
- Two double bedrooms
- Permit parking & upstairs bathroom
- EPC Rating D
- Central Caversham
- Two reception rooms
- Enclosed south facing rear garden
- Modern kitchen
- Council Tax Band C

### Living Room

14'9" x 12'1" (4.5 x 3.7)



Upon entering the front door you step into the generous living room which has stripped wooden floors and a double glazed window to the front.

### Dining Room

14'9" x 9'6" (4.5 x 2.9)



Past the staircase is the dining room which has stripped wooden floors, double glazed window over looking the garden and an archway that leads to the kitchen. Under stairs storage cupboard with space for the freezer.

### Kitchen

11'1" x 8'6" (3.4 x 2.6)



The modern kitchen with ample wall and base units with roll top work surfaces. An inset sink and radiator, double oven and gas hob, recess for the washing machine and dishwasher. Tilted floor, double glazed window and door to the garden.

### Bedroom one

14'9" x 12'1" (4.5 x 3.7)



A carpeted double bedroom at the rear of the property with a double glazed window to the rear, fitted wardrobe and en-suite bathroom

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### Bedroom Two

14'9" x 98'5" (4.5 x 30)



A carpeted double bedroom at the front of the property with a double glazed window to the front and storage cupboard.

### Bathroom



Off the main bedroom there is a modern bathroom with a panel enclosed bath, wall mounted shower, WC and sink. Part tiled walls and a frosted window to the side.

### Garden



An enclosed garden with decking at the top, a lawned area and a shed at the bottom. To the rear there is a garden shed and rear gated access.

### Services

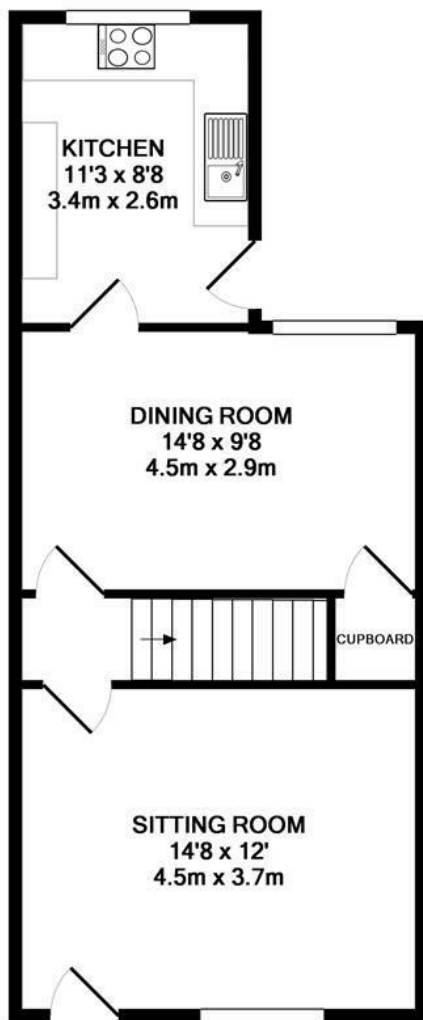
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Appliances: All the appliances are untested

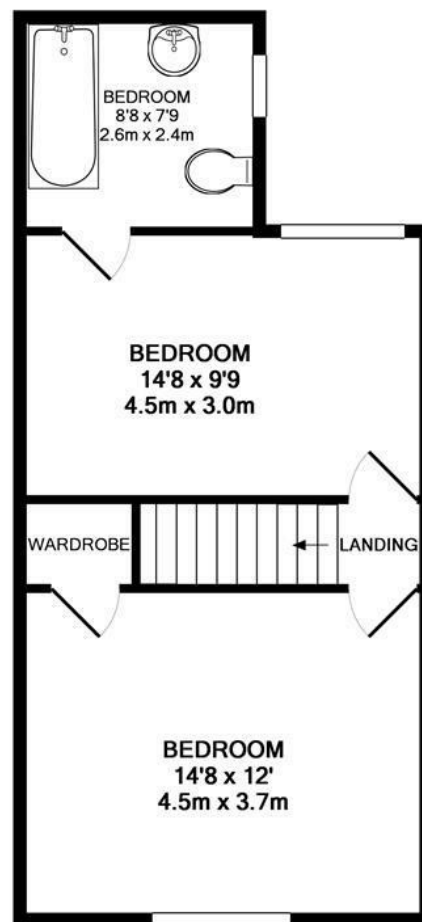
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>                                              |           | <b>87</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>68</b> |           |
| (39-54) <b>E</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>                                              |           | <b>86</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>67</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              |           |           |

