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

South Street
Caversham, Reading, Berkshire RG4 8HY

Chain Free £350,000

GUIDE PRICE £350,000 to £375,000: CHAIN FREE: A well presented two bedroom Victorian mid terrace ideal for a couple on a sought after road in the centre of Caversham. The property is within walking distance of both Reading town centre and mainline train station. Accommodation comprises of a dining room, living room, kitchen, two double bedrooms, upstairs bathroom off bedroom. To the rear there is a good size rear garden with raised decking area and a large purpose built storage shed with power to the bottom of the garden. The property is situated on a quiet residential road where there is permit parking and is a two minute walk to Caversham which has a good local shops, it also has easy access to Reading Town Centre and Railway Station.

South Street, Reading, Berkshire RG4 8HY

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

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 un its with roll top work surfaces. An inset sink and raider, 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

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

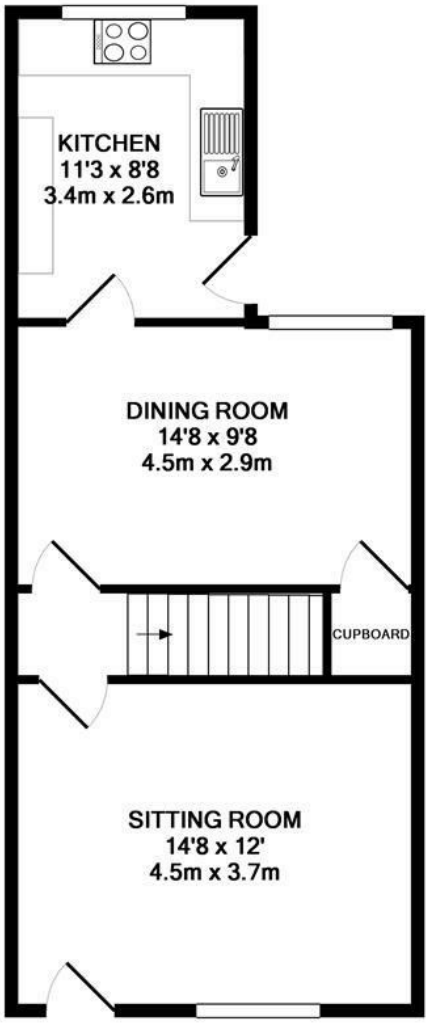
A carpeted double bedroom at the front of the property with a double glazed window to the front and storage cupboard.

Bathroom

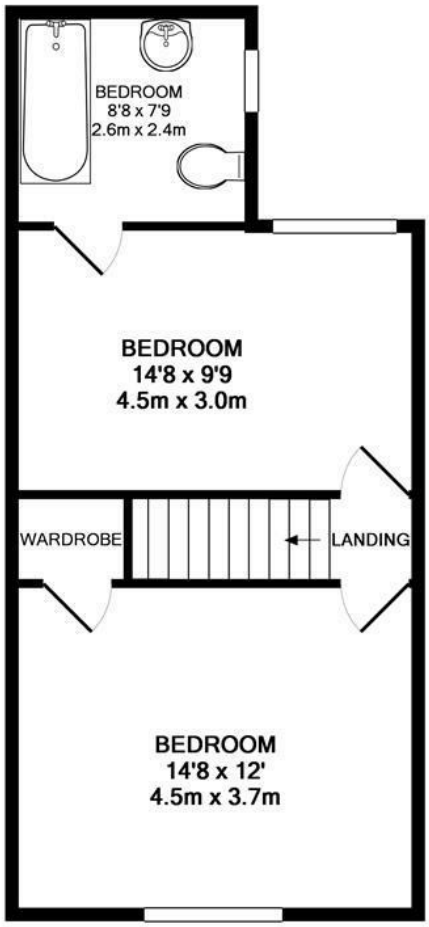
Off the main bedroom there is a modern bathroom with a panel enclosed bath, wall mounted shower, WC and sink. Part tiled walls and a frosted window to the side.

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.



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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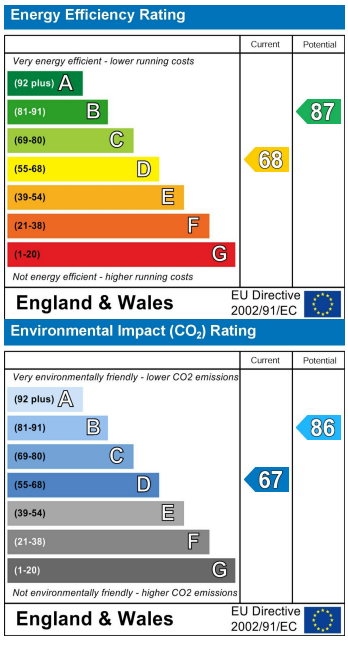

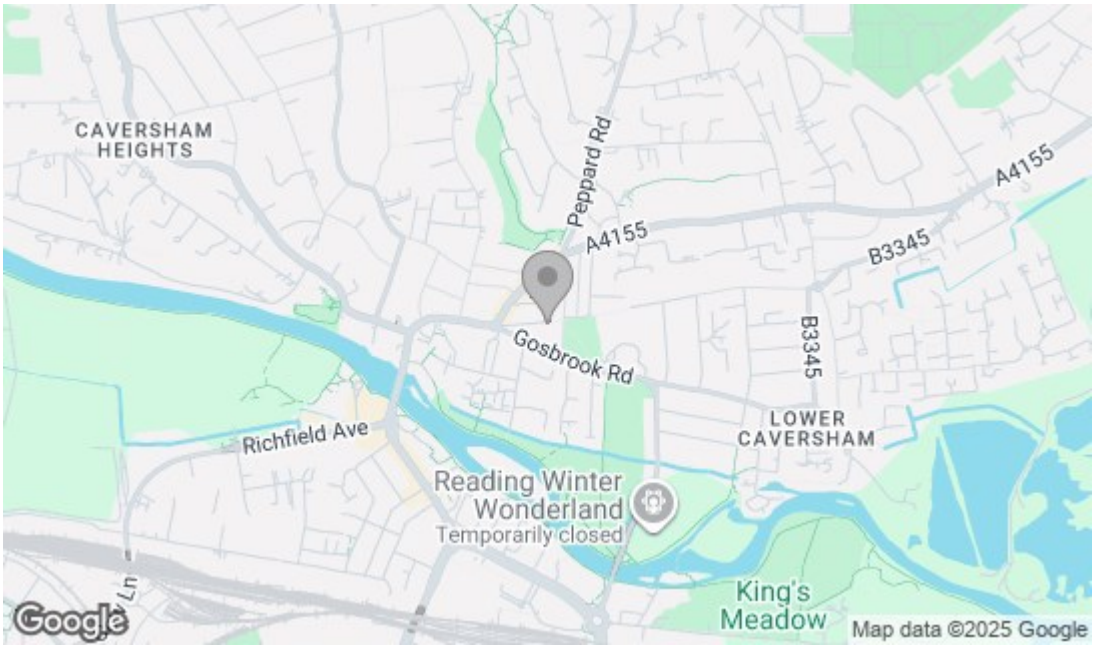

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