



**Star Road
Caversham, Reading, RG4 5BG**

Chain Free £380,000

Offering easy access to both central Caversham and Reading mainline train station with its fast links to London is this recently redecorated semi detached house on a wide plot with the potential to extend (STP). The property boasts two double bedrooms and two bathrooms on the first floor. On the ground floor there is a good sized living/ dining room with solid stripped wood flooring, kitchen and a conservatory. To the rear there is a good sized garden that is ideal for summer entertaining and to the front there is driveway parking.

To appreciate the space on offer call now to view.

Star Road, Reading, RG4 5BG

- Chain free
- Semi Detached House with the potential to extend (STP)
- Two Double Bedrooms & two upstairs Bathrooms
- Driveway parking to the front
- Council Tax Band C
- Easy access to central Caversham
- Good sized living room with stripped wood flooring
- Easy to maintain garden
- Kitchen & conservatory
- EPC Rating D

Entrance Hall

A light and airy entrance hall with stairs lead to first floor. Doors lead to,

Living Room/ Dining Room

21'7" x 13'2" (max) (6.60m x 4.03m (max))



A light and bright living room with a large window which brings in plenty of natural light. There are original wooden floorboards throughout the living room and dining room and a feature fireplace in the living room. The dining room is perfect for entertaining and double doors leading to,

Conservatory

11'8" x 8'5" (3.57 x 2.59)



A large room for entertaining, full of natural light, wood flooring and views to the back garden. Double doors lead out onto the patio.

Kitchen

10'2" x 6'11" (3.12m x 2.12m)



A good sized kitchen with ample wall and base units with roll top works surfaces, an inset sink and drainer, four ring gas hob, oven, extractor, recess for the washing machine and fridge freezer, A window to the garden, door to the side and ample under stairs storage,

Bedroom one

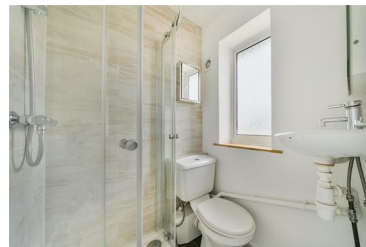
12'7" x 10'2" (3.86m x 3.11m)



At the front of the property is a well presented double bedroom, carpeted, ample space for wardrobes and door the en suite.

Ensuite

4'2" x 3'4" (1.28m x 1.02m)



The en-suite comprises of a white low level wc, a cubicle shower, hand basin and a frosted window to the front

Bedroom two

11'2" x 9'10" (3.41m x 3.02m)



A good size carpeted double bedroom at the rear of the property with views over the harden and ample space for wardrobes.

Bathroom

8'0" x 5'6" (2.44m x 1.69m)



A modern any stylish bathroom comprising of a jacuzzi style paneled bath, wall mounted shower, low level w/c, hand basin, and heated towel rail. Tiled floor and walls and a frosted window to the rear.

Garden



A good sized south west facing garden that is mainly laid to lawn with shrub borders, ample space to the side and a gate to the front.

Front driveway

A good size front garden and driveway with off road parking.

Services

Water. Mains

Drainage. Mains

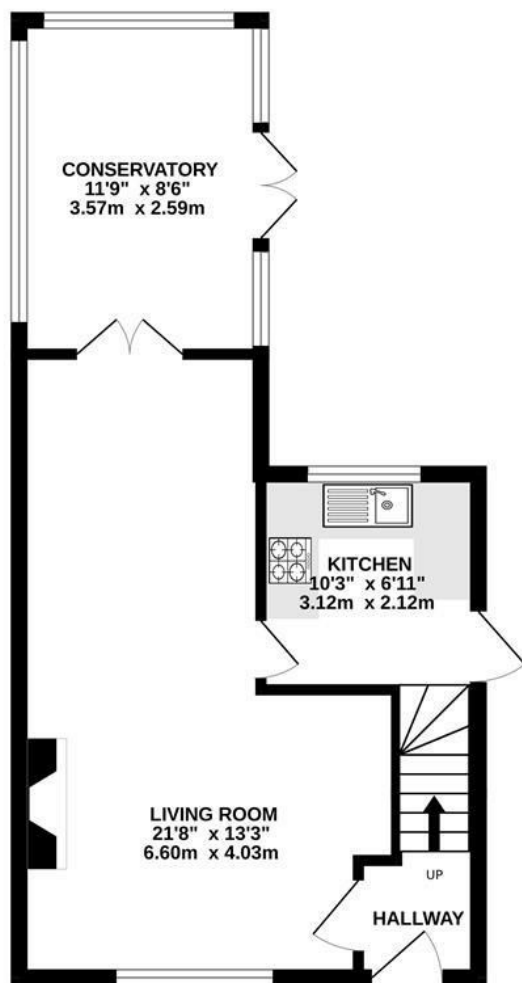
Electricity. Mains

Heating. Gas

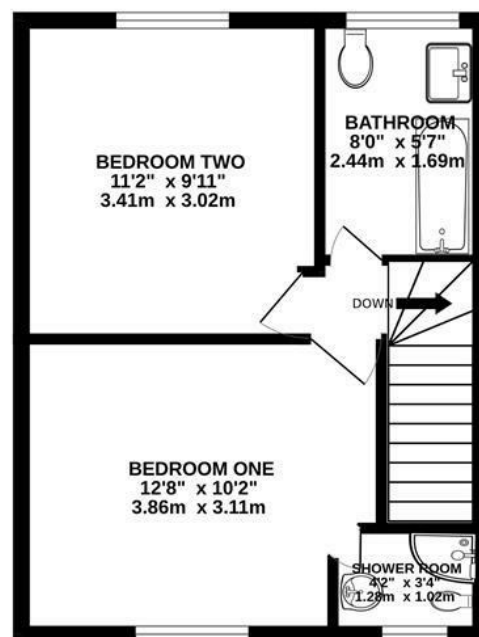
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

