



Located on a desirable road in Caversham, this charming period property offers spacious accommodation and convenient living. The location provides easy access to Christchurch Meadows, riverside walks, and Caversham High Street, which features a variety of eateries, cafes, and independent shops.

The property boasts a generous 27-foot open-plan living area with a bay window that flows into a well-equipped 13-foot galley kitchen, offering ample storage space. On the first floor, you will find three independent bedrooms along with a family bathroom. At the rear of the property is a west-facing garden that exceeds 150 feet in length, complete with decking, mature shrubs, and a patio area. Additionally, off-road parking is available at the front of the property.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Period property
- Open plan living area
- 3 bedrooms
- First floor bathroom
- Off road parking
- Generous garden west facing





Council tax band C

Council- Reading

Additional information:

Parking

The property has a dropped curb driveway

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

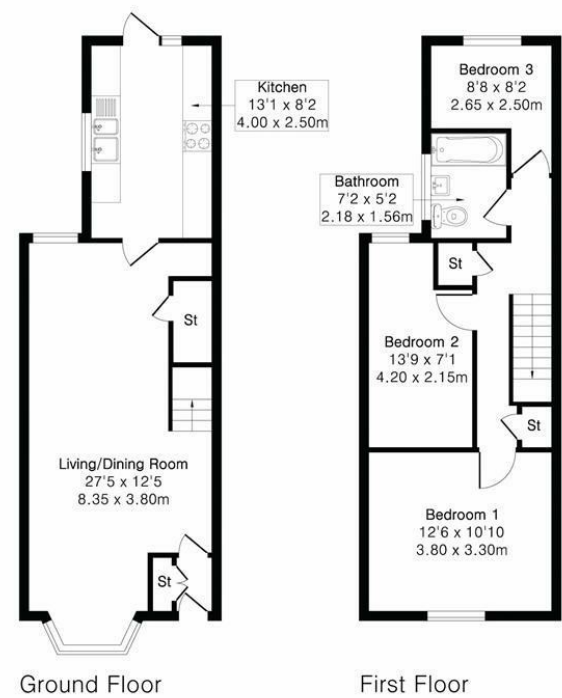
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 857 sq ft - 79 sq m

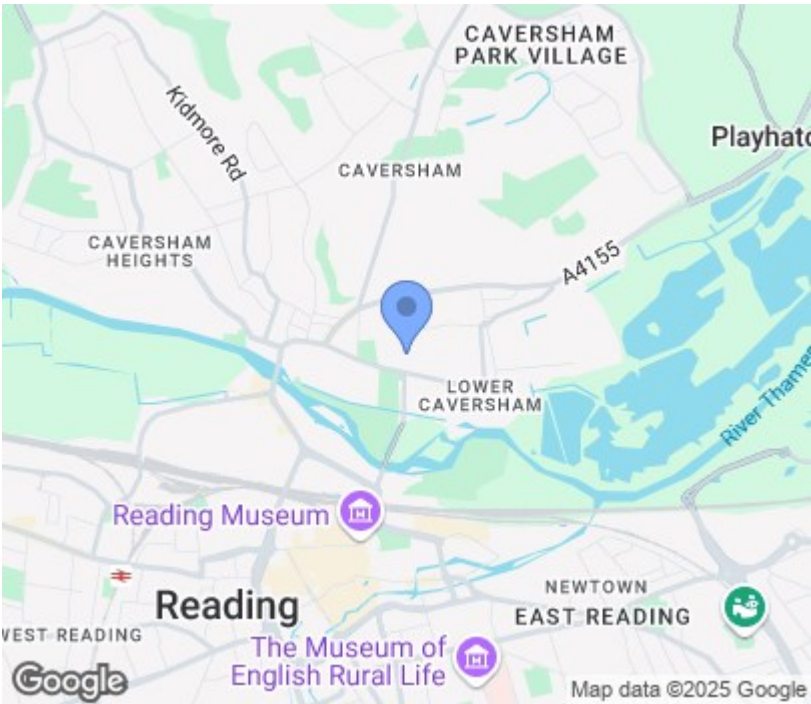
Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 423 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.