

# Vp

70 Kings Road  
Caversham, RG4 8DT

Offers in excess of £375,000 Freehold



[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 70 Kings Road

## DESCRIPTION:

### VP - NO ONWARD CHAIN

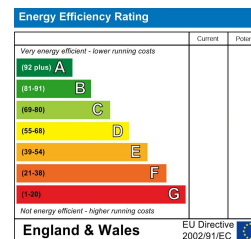
Presented to the market is this three bedroom property within walking distance to Reading mainline train station, amenities, bus routes, local schools and parks. The accommodation comprises entrance porch, living/dining room, kitchen and bathroom. On the first floor there are three double bedrooms. The rear garden is enclosed with a patio/lawn area and an outbuilding.

Council tax band - C

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- OUTBUILDING IN GARDEN
- LIVING/DINING ROOM
- FREEHOLD
- THREE DOUBLE BEDROOMS
- CLOSE TO READING TOWN CENTRE
- GROUND FLOOR BATHROOM

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: [sales@villageproperties.org](mailto:sales@villageproperties.org)  
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92 School Road  
Reading  
RG31 5AU



Approximate total area<sup>1)</sup>  
901 ft<sup>2</sup>  
83.8 m<sup>2</sup>

Reduced headroom  
18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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