



38, Queens Road, Caversham, Reading  
, RG4 8DL

£415,000

Beville  
ESTATE AGENCY



- Recently refurbished
- Recently landscaped garden
- Gas fired central heating
- Three bedrooms
- Sold with on onward chain
- Low maintenance rear garden
- Walking distance to Caversham & Reading Station
- Windows replaced 3 years ago

A three bedroom Victorian bay fronted terrace retaining period features, positioned in a popular location within half a mile of both Caversham centre and Reading railway station, presented in immaculate condition.

Accommodation includes: Entrance hall, sitting room, dining room, recently fitted kitchen with door onto the garden, utility area and recently fitted downstairs bathroom. From the hall the staircase leads to first floor landing, three bedrooms.

Noteworthy features: 3 year old uPVC windows, brand new carpets, recently fitted kitchen and bathroom, gas fired central heating with condensing boiler, landscaped low maintenance garden.

To the front of the property is a concrete pathway leading to the front door. Low maintenance area with low retaining brick wall.

To the rear of the property is low maintenance, sunny rear garden. Paved patio, garden laid mainly to lawn fully enclosed with timber fencing.

Council Tax Band: C

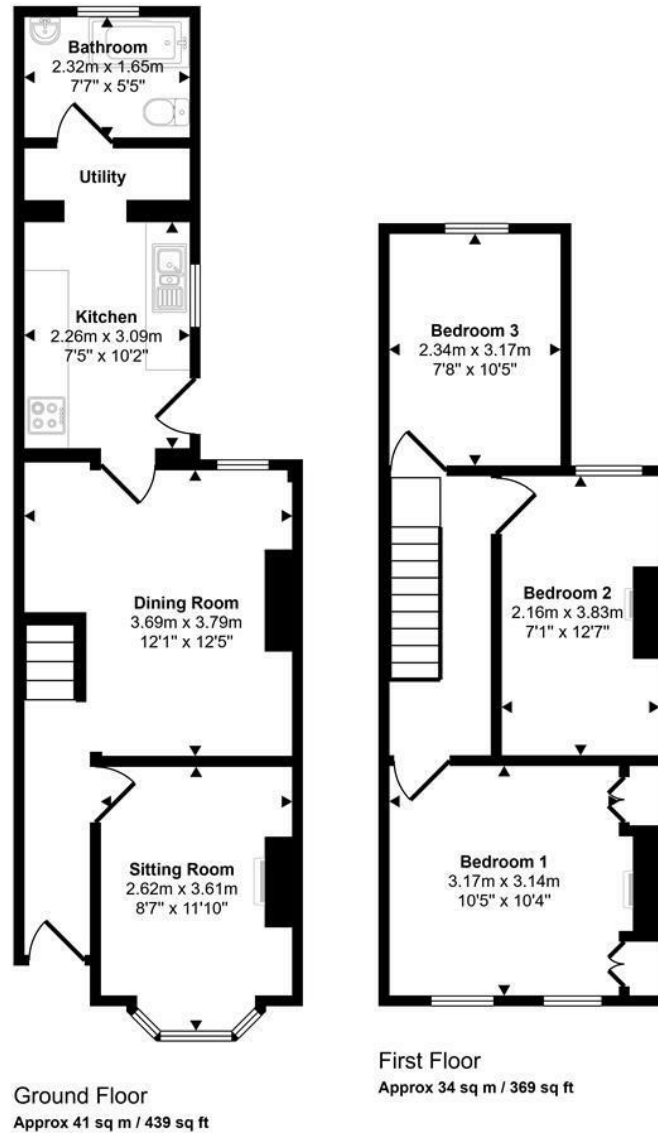
Total Floor Area: 75m2 (808sqft)

Services: Mains gas, electricity, water & drainage.

Caversham is a highly sought after area on the river Thames, which is well served with shops and amenities, including Waitrose and a great variety of smaller independent shops, services and a good number of public houses, restaurants and cafes.

There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station (1 mile away) and easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Approx Gross Internal Area  
75 sq m / 808 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

## Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.