



Yale

Piggotts Road, Caversham, Reading, RG4 8EN

£365,000

Walmsley

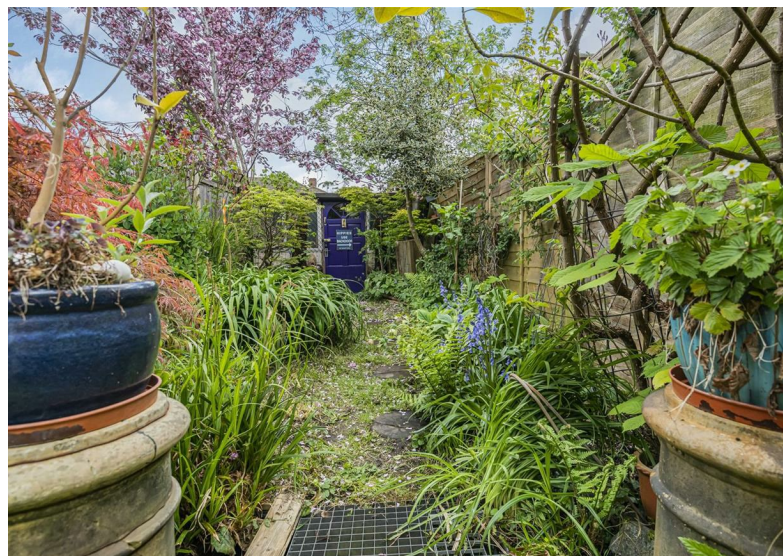
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A well-presented period terrace property, situated in a popular and convenient location, with the benefit of a first floor bathroom and garage. The accommodation comprises open plan sitting room/dining room, modern kitchen, two double bedrooms and a separately approached first floor bathroom. Externally the property benefits from a mature, landscaped enclosed rear garden leading to garage that has power and light. Residents parking is available to the front of the property. Viewing recommended. EPC rating D . Council tax Band C.

Piggott's Road, is walking distance of Caversham town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames. For commuters, Reading town centre and Reading mainline station is easily accessible on foot (0.7 miles). The mainline station provides a direct line to London Paddington and Cross Rail services, ensuring good connections to the capital and beyond.

Tenure - Freehold





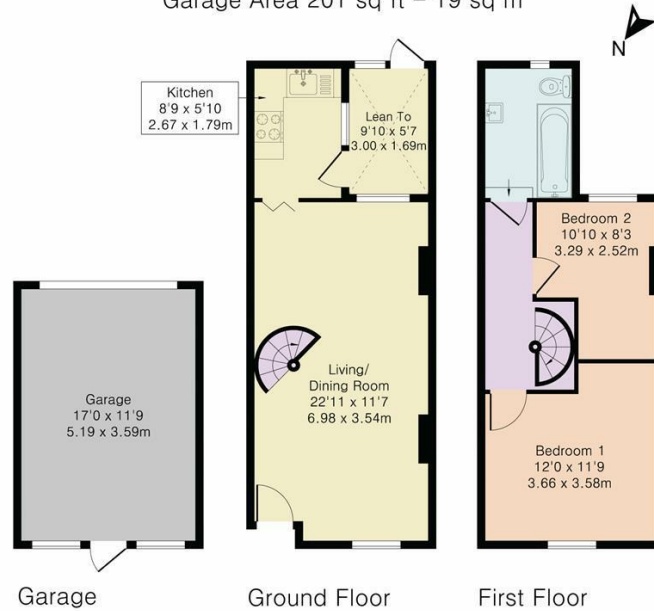
- Period property
- Well-presented
- Two bedrooms
- First floor bathroom
- Garage
- Walking distance of station



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Approximate Gross Internal Area 894 sq ft – 83 sq m
 Ground Floor Area 371 sq ft – 34 sq m
 First Floor Area 322 sq ft – 30 sq m
 Garage Area 201 sq ft – 19 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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