



Queens Road, Caversham, Reading, RG4 8DN

£375,000

Walmsley

## Queens Road, Caversham, Reading, RG4 8DN

A character bay fronted terrace property, situated in a popular location convenient for many amenities including Reading mainline train station and it's vibrant town centre, Caversham village and Thameside pursuits, including country walks and bike rides. This attractive property comprises - hall, sitting room, dining room, fitted kitchen, ground floor cloakroom, 2 bedrooms and first floor bathroom. Externally there is a reasonable sized rear garden. Viewing recommended EPC Rating D. Council tax band C

Tenure - Freehold





- Character Property
- Two Bedrooms
- First Floor Bathroom
- Convenient Location
- EPC D
- Council Tax C







Approximate Gross Internal Area 762 sq ft – 71 sq m  
 Ground Floor Area 396 sq ft – 37 sq m  
 First Floor Area 366 sq ft – 34 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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