



Norman Road, Caversham, Reading, RG4 5JN

£375,000

Walmsley



## Norman Road, Caversham, Reading, RG4 5JN

An extended three bedroom semi-detached property, situated at the end of a residential cul-de-sac setting in a popular part of Caversham. The accommodation comprises entrance hall, extended bay-fronted sitting room, dining area, modern extended kitchen, landing, three bedrooms and a family bathroom suite. Externally the property benefits from secure off street parking and an enclosed garden.

Situated in the highly sought-after cul-de-sac of Norman Road, the property enjoys easy access to shops, bus services, local amenities, Caversham centre, and Reading mainline station. Furthermore, it is located within the catchment area for The Hill Primary School and Highdown School and Sixth Form Centre, making it an ideal choice for families. Viewing is highly recommended.

Council tax band D. EPC rating D.

<https://moverly.com/sale/NH2Z9bTUEbdQx8XR1oQ9Td/view>

### Tenure - Freehold







- Cul-de-sac setting
- Extended semi-detached house
- Modern kitchen
- WC
- Secure parking
- Garden



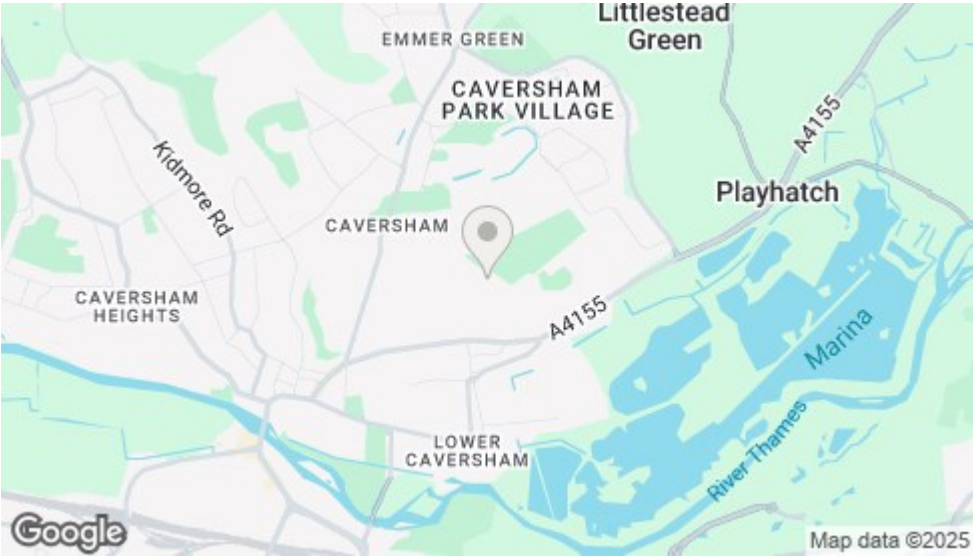
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## Approximate Gross Internal Area 834 sq ft - 78 sq m

Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 376 sq ft – 35 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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**Walmsley**