



Briants Avenue, Caversham, Reading, RG4 5AY

£369,500

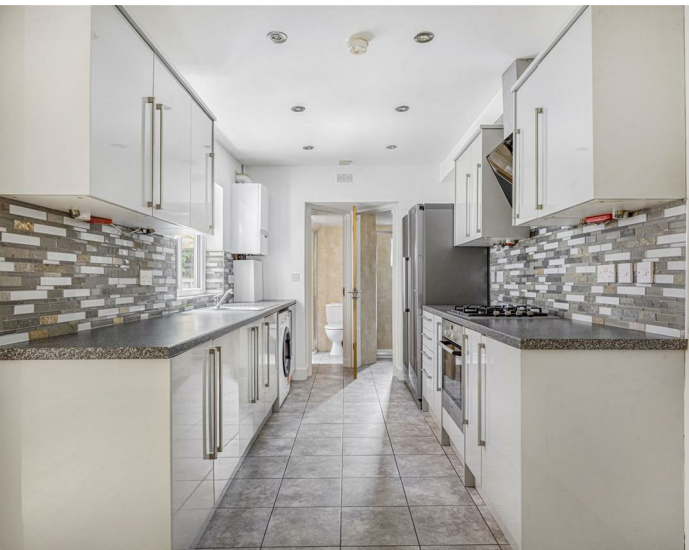
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Walmsley Estate Agency is delighted to offer this superb example of an immaculately presented, bay-fronted Victorian terrace to the market. The accommodation comprises entrance hall, sitting room, open plan kitchen/dining room, 2 separate shower rooms, landing and 3 separately approached, double bedrooms. Externally, the property boasts a private, enclosed rear garden and permit parking. No onward chain.

Located on Briants Avenue the property offers excellent access to both Reading town centre and Caversham, with a wide range of shops, pubs, restaurants, and leisure facilities nearby, including the Thames Lido. It is also within walking distance of the River Thames and Reading Station, ideal for commuters with fast trains to London Paddington (approximately 25 minutes) and services on the Elizabeth Line. Viewing highly recommended. EPC rating C. Council tax band C.

Tenure - Freehold





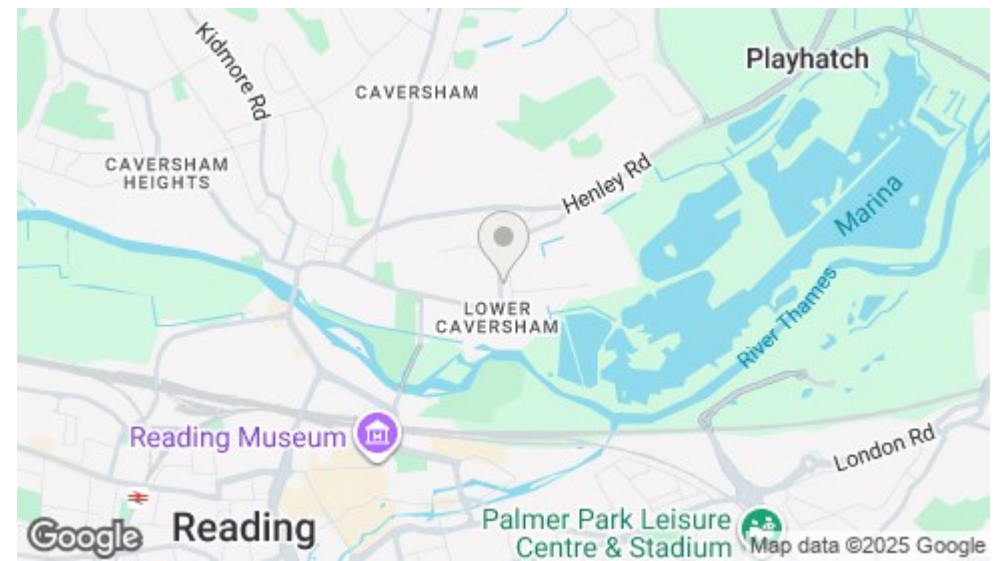
- Three Separate Double Bedrooms
- Two Bathrooms
- Private Rear Garden
- Walking Distance to Caversham and Reading Centre
- No Chain
- Bay-Fronted

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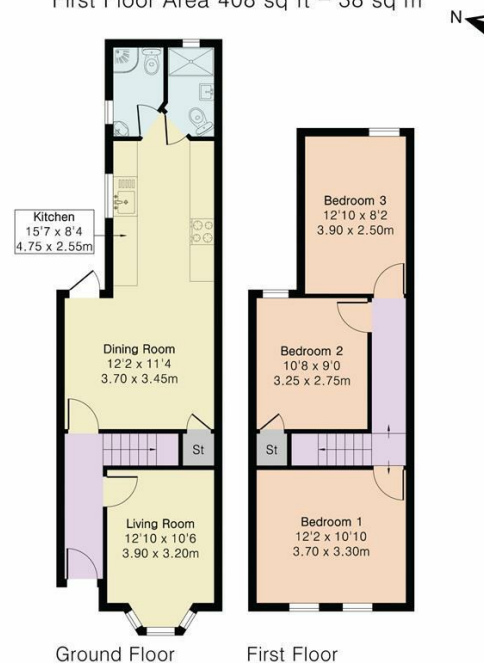




Approximate Gross Internal Area 877 sq ft - 82 sq m

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 408 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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