



**Oxford Street
Caversham, Reading, Berkshire RG4 8HN**

£350,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after central Caversham location that offers easy access to Reading mainline station with its fast links to London is this well presented mid terraced house. The property boasts two double bedrooms, a modern bathroom, two reception rooms and a good sized kitchen. To the rear there is an easy to maintain garden and to the front there is a small garden and residents permit parking. To appreciate the space on offer call now to view.

Oxford Street, Reading, Berkshire RG4 8HN

- Mid terraced period house
- Easy access to Reading mainline station.
- Two reception rooms
- Residents permit parking
- Council tax band C
- Central Caversham
- Two bedrooms
- Modern kitchen
- South facing garden
- EPC rating C

Hallway

Entrance hallway with parquet effect laminate flooring, doors leading to the living room and dining room with stairs to the first floor.

Living room

10'8" x 8'8" (3.27 x 2.66)



Good sized living room with parquet effect laminate flooring and window to the front of the property.

Dining room

11'11" x 11'9" (3.65 x 3.6)



Spacious dining room with door leading to the kitchen, parquet effect laminate flooring and window to the rear over looking the side return.

Kitchen

12'11" x 6'4" (3.96 x 1.94)



Galley style kitchen with tiled floor, large window to the side of the property, door leading to the utility area, good amount of floor and eye level cupboards, breakfast bar, gas hob, extractor and oven with space for a fridge freezer and washing machine.

Utility area

4'5" x 2'7" (1.36 x 0.8)

Tiled area with access to boiler cupboard and doors to the garden and bathroom.

Bathroom

6'4" x 5'4" (1.94 x 1.65)



Tiled floor, bath with shower over, sink, WC and frosted window to the rear of the property.

Landing

Carpeted stairs and landing with doors leading to the bedrooms.

Bedroom one

11'9" x 10'8" (3.6 x 3.27)



Large, carpeted bedroom with window overlooking the front of the property.

Bedroom two

11'11" x 11'9" (3.65 x 3.6)



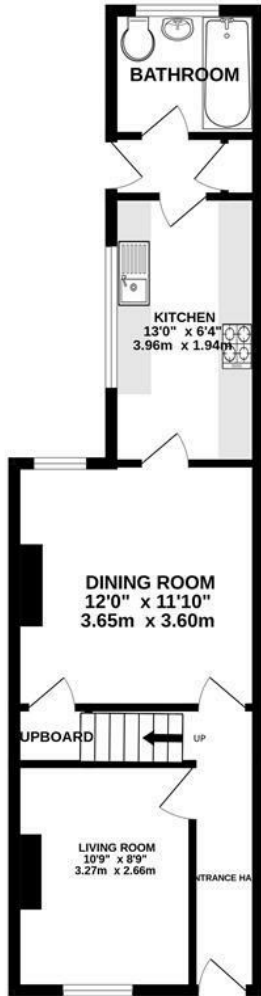
Large, carpeted bedroom with built in cupboard and window overlooking the garden.

Garden

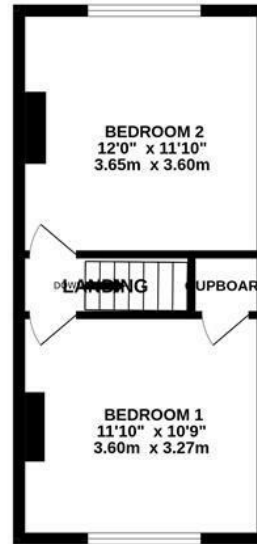


Easy maintenance garden with artificial lawn, paved side return and rear access to the communal path running between the houses on Oxford and Chester Streets.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



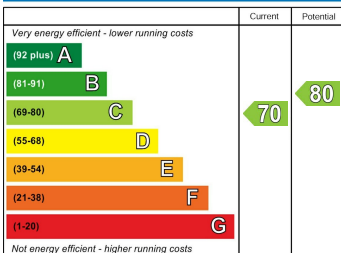
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

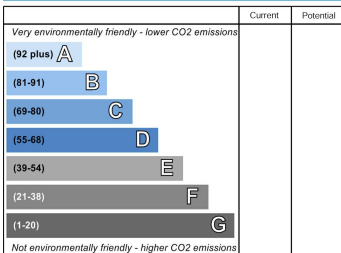
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales
EU Directive 2002/91/EC

