



**Gosbrook Road  
Caversham, Reading, Berkshire RG4 8BS**

**Chain Free £325,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Located only moments from central Caversham and the picturesque River Thames is this light and airy mid-terraced bay-fronted house that has been recently redecorated throughout. The property boasts two double bedrooms and an upstairs bathroom on the first floor. On the ground floor, there are two reception rooms both with attractive fireplaces and a separate kitchen. To the rear, there is a larger than expected garden that is ideal for those summer BBQs.

To appreciate the space on offer call now to view.

## Gosbrook Road, Reading, Berkshire RG4 8BS

- Mid Terrace period house
- Council tax band C
- Two reception rooms
- Enclosed rear garden
- Permit Parking
- Central Caversham & chain free
- Two double bedrooms
- Upstairs bathroom
- Thameside catchment area
- EPC rating D

### Living room

12'10 x 11'11 (3.91m x 3.63m)



A good-sized living room with a double glazed bay window to the front that allows plenty of natural light, carpeted, attractive fireplace, stairs to the first floor and a door to the dining room

### Dining room

11'11 x 9'11 (3.63m x 3.02m)



A spacious room with a door to the garden that allows plenty of natural light, understairs storage, attractive fireplace surround and an archway to the kitchen.

### Kitchen

9'6 x 5'7 (2.90m x 1.70m)



A modern kitchen, ample wall and base units with an inset sink and drainer. Oven, hob, recess for the fridge freezer, space for a washing machine and a window to the side.

### Landing

Carpeted, loft access and doors to

### Bedroom two

11'11 x 10'5 (3.63m x 3.18m)



A light and airy room with a double glazed window to the front, attractive fireplace surround, and a storage cupboard.

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### Bedroom one

11'11 x 9'9 (3.63m x 2.97m)



A good-sized garden that is mainly laid to lawn. There is an outside shed and an area with gravel that is perfect for those summer BBQs.

Offering views over the rear garden is this good sized room, carpeted and door to the bathroom.

### Bathroom

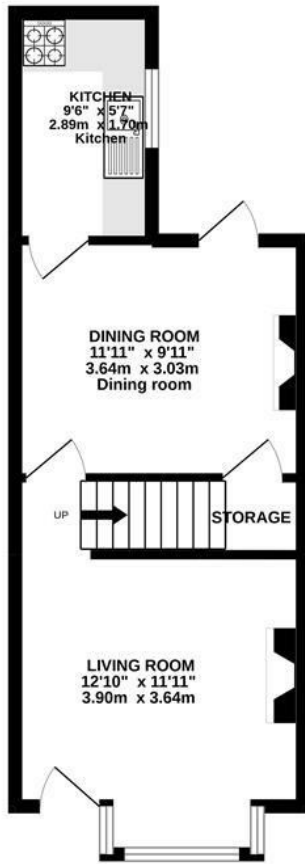


Comprising of a panelled bath with a shower attachment and mixer tap, wash hand basin and WC. Window to the side and part tiled walls.

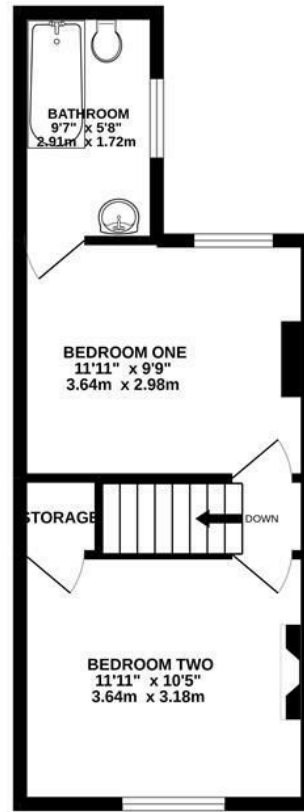
### Garden



GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



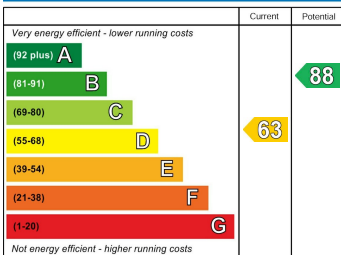
1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA - 677 sq.ft. (62.9 sq.m.) approx.

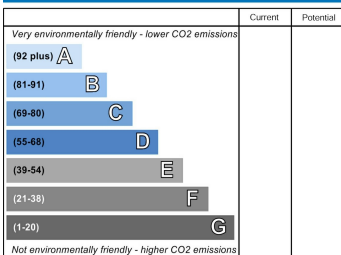
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 (CO<sub>2</sub>) Rating**



England & Wales  
EU Directive 2002/91/EC

