



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

Guide Price £400,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £400,000 to £415,000: 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 maintained mid terraced house. The property boasts a bay fronted living room, working fire place, dining area and good sized kitchen on the ground floor. On the first floor there are two double bedrooms and a good sized bathroom. To the rear there is an easy to maintain garden and shed that is used as a utility room. Call now to view.

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- Central Caversham
- Two double bedrooms
- Living room and dining area
- Easy to maintain garden
- Council tax C
- Bay fronted period house
- Upstairs bathroom
- Period features and a working fire place
- Stripped wood flooring
- EPC rating D

Hallway

A smart and welcoming entrance with wooden flooring leading to the living room, dining room and stairs to the first floor.

Living room

10'11" x 9'3" (3.33 x 2.84)



Living room with wooden flooring, bay window to the front of the property, feature fireplace, arch to the dining room.

Dining room

12'4" x 12'0" (3.78 x 3.67)



Wooden flooring with window to the garden, cupboard under the stairs and door to the kitchen.

Kitchen

9'11" x 7'0" (3.04 x 2.15)



Smart and stylish kitchen with wooden floor, door and window to the garden, built in oven, hob and extractor, space for a fridge freezer, washing machine and slimline dishwasher.

Landing

Landing with wooden floorboards, doors to bathroom and bedrooms and built in cupboard.

Bedroom one

12'6" x 10'11" (3.82 x 3.35)



Large double bedroom with built in wardrobe, wooden floorboards, feature fireplace and double window overlooking the front of the property.

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Bedroom two

12'0" x 7'4" (3.68 x 2.26)

Easily maintained garden, mostly decked with gravelled area and large outhouse with power that currently houses the tumble drier.



Double bedroom with wooden floorboards and window overlooking the garden.

Bathroom

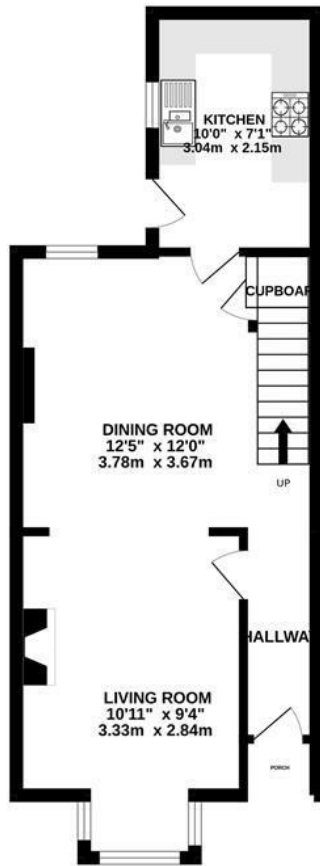


Good sized bathroom with vinyl tiled floor, WC, sink with storage, boiler and airing cupboard, bath, separate shower stall and frosted window to the rear of the property.

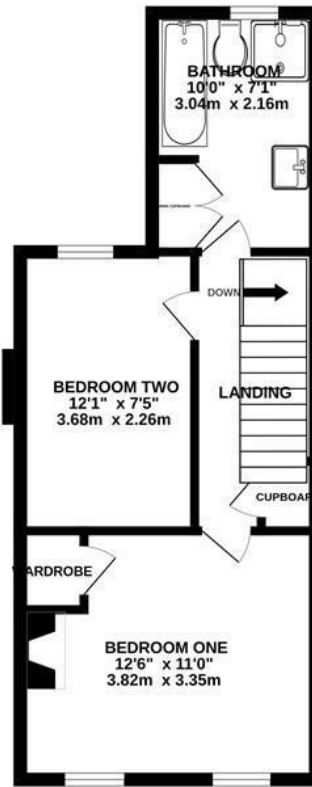
Garden



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
67	

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