



Donkin Hill
Caversham, Reading, Berkshire RG4 5DG

£390,000

Ideally located for access to both central Caversham and Reading mainline station with its fast links to London is this attractive bay fronted Victorian period house that retains several period features. The property boasts two double bedrooms and a large upstairs bathroom. On the ground floor there is a bay fronted living room with an attractive period fire place, dining room with a fire place and a good sized kitchen with views over the garden. To the rear there is an easy to maintain westerly facing garden. To appreciate the space on offer call now to view.

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- Two double bedrooms
- Bay fronted period house
- Good sized kitchen
- Close proximity to central Caversham
- Council tax band C
- Upstairs bathroom
- Two reception rooms
- Period feature fire place
- Easy to maintain garden
- EPC rating D

Lobby

Carpeted lobby with door to the living room.

Living room

13'6 x 13'3 (4.11m x 4.04m)

Spacious, carpeted living room with working, period fire place, large bay window to the front of the property, open to the dining room with stairs to the first floor.

Dining room

13'3 x 12'2 (4.04m x 3.71m)



Spacious dining room with carpet, feature fireplace with gas fire, understairs storage, door to kitchen and double doors to the patio.

Kitchen

11'11 x 8'2 (3.63m x 2.49m)



Good sized kitchen with tiled floor, large window overlooking the garden, door to the garden, built in double oven, hob and extractor with recesses for washing machine and fridge freezer.

Landing

Carpeted landing with linen cupboard and doors to bathroom and bedrooms.

Bedroom one

13'4 x 12'4 (4.06m x 3.76m)



Spacious, carpeted double bedroom with double windows overlooking the front of the property.

Bedroom two

12'0 x 7'7 (3.66m x 2.31m)



Carpeted double bedroom with window overlooking the garden.

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Bathroom

12'4 x 8'3 (3.76m x 2.51m)



Large bathroom with Parquet flooring, bath, sink, WC, shower cubicle and part frosted window overlooking the garden.

Garden



Very nice sized garden with a mix of patio and lawn, leading to the shed for storage.

Services

Water. Mains

Drainage. Mains

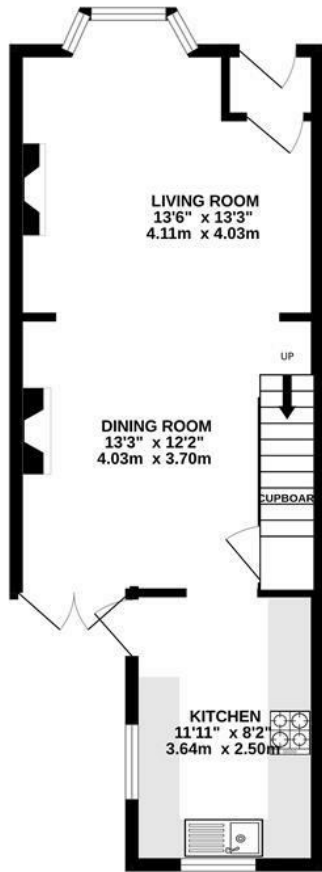
Electricity. Mains

Heating. Gas

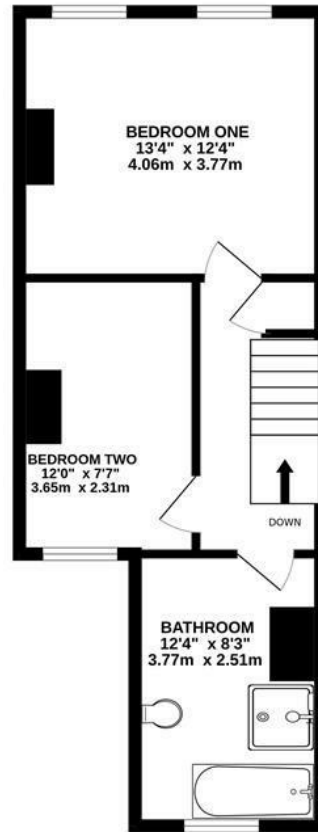
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



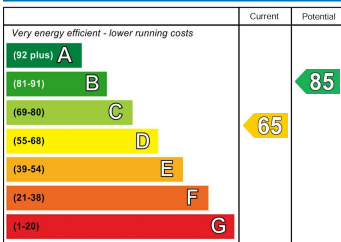
1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

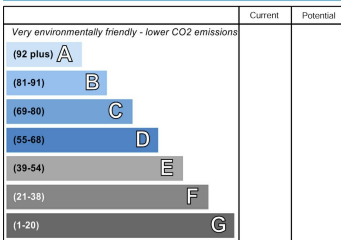
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix (2024)

Energy Efficiency Rating



England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales
EU Directive 2002/91/EC

