



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

Chain Free £425,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £425,000 to £450,000. Set within this sought after central Caversham location is this extended three storey mid terraced period house that retains numerous period features. The property boasts three double bedrooms and a stylish bathroom on the top two floors. On the ground floor there is a fantastic 22' living room, kitchen and utility area. To the rear there is an easy to maintain garden. To appreciate the space on offer call now to view.

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- Central Caversham location
- Three double bedrooms
- A good sized living room with a feature fire place
- Good sized garden
- EPC rating D
- An extended mid terraced period house
- A stylish first floor bathroom
- Kitchen & Utility area
- Easy reach of Reading train station
- Council tax band C

Hallway

A good sized hallway with wood effect flooring, stairs to the first floor and a door to the living room

Living room

25'11 x 9'11 (7.90m x 3.02m)



A great sized living room with a double glazed window to the front allowing plenty of natural light, oak flooring, feature gas fire place with an attractive surround. Under stairs storage cupboard, window to the utility area and door way to the kitchen.

Kitchen

8'9 x 8'5 (2.67m x 2.57m)



A good sized kitchen with ample wall and base units. Roll top stone effect work surfaces with an inset sink and drainer, recess for the oven and hob. Extractor and recess for a dishwasher. Tiled floor, good sized window overlooking the garden and a door to the utility area.

Utility

7'10 x 4'2 (2.39m x 1.27m)

Plumbing for the washing machine, space for the fridge freezer and a door to the garden.

First floor landing



Carpeted, stairs to the top floor and doors to:

Bathroom

8'3 x 8'3 (2.51m x 2.51m)



A modern and stylish bathroom comprising of a paneled bath, good sized shower cubical with a wall mounted shower WC and a wash hand basin. Frosted window to the rear, heated towel rail, ceiling spot lights and an extractor.

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Bedroom three

13'2 x 7'9 (4.01m x 2.36m)



Offering views over the rear garden is this good sized room, laminate wood flooring, ample space for wardrobes and a cast iron feature fire place.

Bedroom two

13'2 x 12'2 (4.01m x 3.71m)



A spacious bedroom with a double glazed window to the front, carpeted, ample space for wardrobes and cast iron feature fire place.

Bedroom one

22'9 x 12'9 (6.93m x 3.89m)



Set on the top floor is this great sized room with double glazed windows with views towards Balmore park and a Velux window to the front. Eaves storage and a cupboard housing the boiler and hot water cylinder.

Garden



An easy to maintain garden with a paved patio area that is ideal for summer BBQ's. the garden is mainly laid to lawn with shrub borders.

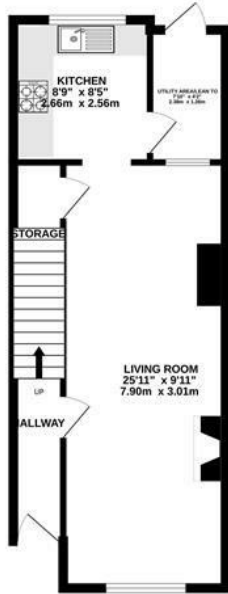
Services

Water: Mains
Drainage: Mains
Electric: Mains
Heating: Gas

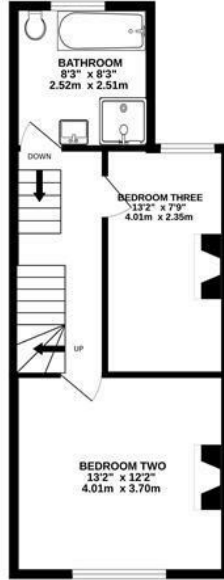
Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Parking. Permit parking

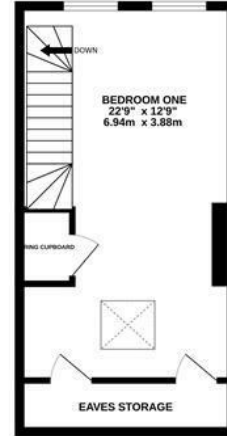
GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales EU Directive 2002/91/EC		

