



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Kings Road
Caversham, Reading, Berkshire RG4 8DS**

Chain Free £365,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Located only moments from the center of Caversham and Reading mainline station with its fast links to London is this well presented mid terraced period house. The property boasts three (two plus one) on the first floor. On the ground floor there is a bay fronted living room to the front with a cast iron log burner, dining room, good sized kitchen and a stylish bathroom. There are numerous period features and wood flooring. To the rear there is a good sized south facing garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

Kings Road, Reading, Berkshire RG4 8DS

- Chain free
- Mid terraced period house with period features
- Good sized kitchen
- Three bedrooms
- EPC rating D
- Central Caversham
- Two reception rooms with period features
- Modern bathroom
- South facing garden
- Council tax band C

Hallway

A welcoming hallway with floorboards, door to the living room, stairs to first floor and arch to dining room.

Living room

9'2" x 12'7" (2.81 x 3.86)



A bright and airy living room with bay window to the front of the property, wood floorboards and wood burner.

Dining room

12'1" x 10'1" (3.7 x 3.08)



Spacious dining room with wooden floorboards, understairs storage, door to the garden and arch to the kitchen.

Kitchen

11'3" x 6'11" (3.44 x 2.12)



A good sized kitchen with tiled floor, window to the side of the property, space for washing machine and fridge freezer, built in oven, hob and extractor and door to the bathroom.

Bathroom

6'1" x 6'11" (1.87 x 2.12)



Bright and tidy bathroom with tiled floor, frosted window to the rear, bath with shower, sink and WC.

Landing

Carpeted landing with doors to the bedrooms.

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Bedroom one

12'1" x 10'1" (3.7 x 3.08)



A very spacious, carpeted double bedroom with two windows overlooking the front of the property and built in wardrobe.

Bedroom two

12'1" x 10'1" (3.7 x 3.08)



A large, carpeted double bedroom with door to bedroom three and window overlooking the garden

Bedroom three

6'11" x 10'5" (2.12 x 3.18)



A spacious, carpeted bedroom with feature fireplace and window overlooking the garden.

Garden



A lovely garden, mostly gravelled with decking, leading to the outhouse which provides plenty of storage and has rear access to the passageway between houses.

Outbuilding

12'5" x 6'2" (3.81 x 1.88)

A good sized, brick constructed outbuilding with door leading to the rear access passage.

Services

Water: Mains

Drainage: Mains

Electric: Mains

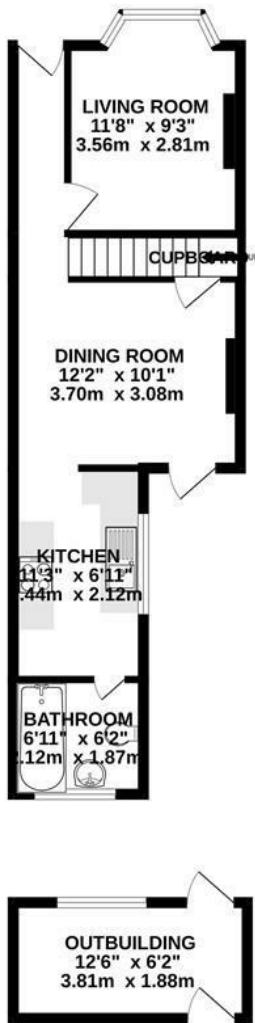
Heating: Gas

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

Broadband. Superfast, obtained from Ofcom


GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	