



**Send Road  
Caversham, Reading, RG4 8EH**

**£265,000**

**IDEAL FIRST TIME BUY OR RENTAL INVESTMENT:** Ideally located for access to both central Caversham and Reading mainline station is this spacious ground floor maisonette. The property boasts a good sized front & rear garden that are perfect for summer entertaining, two double bedrooms, good sized bathroom, separate kitchen and good sized living room. There is permit parking to the front and **NO SERVICE CHARGE**. To appreciate the space on offer call now to view.



## Send Road, Reading, RG4 8EH

- Easy reach of central Caversham
- Ground floor maisonette
- Good sized front and rear garden
- Two double bedrooms
- Bathroom and separate WC
- light and airy Kitchen
- Close proximity to the River Thames
- On street parking
- EPC rating C
- Council tax band B

### Hallway



A welcoming hallway with laminate flooring and doors leading to the living room, kitchen, bedrooms, WC and bathroom. There is extensive storage split between four different built in cupboards.

### Living room

15'5" x 11'5" (4.7 x 3.48 )



A good sized living room with laminate flooring and loads of natural light from the very large window overlooking the front of the property.

### Kitchen

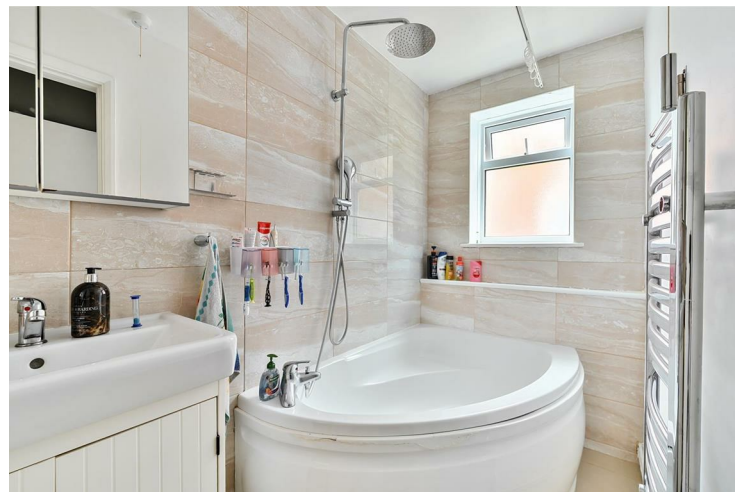
8'10" x 8'6" (2.69m x 2.59m)



The kitchen has tiled flooring, space for washing machine and fridge-freezer, built in oven, gas hob and extractor, built in pantry style cupboard along with plenty of worktop space and kitchen units, with a window to the side of the property.

### Bathroom

8'10" x 4'4" (2.69m x 1.32m)



A stylish bathroom with corner bath, sink with storage and frosted window to the side of the property.

### WC

5'1" x 2'8" (1.55 x 0.82)

WC with tiled floor and frosted window to the side of the property.

## Send Road, Reading, RG4 8EH

### Bedroom one

12'11" x 10'11" (3.94 x 3.34)



Spacious, carpeted bedroom with large window with views of the garden.

### Bedroom two

12'2" x 12'3 (max) (3.71m x 3.73m (max))



A good sized, carpeted bedroom with window and door leading to the garden.

### Garden



A spacious, easy to maintain garden with plenty of patio space with the rest of the garden laid to lawn. The garden also has a greenhouse and space to the side of the property with gate access.

### Tenure

Lease: 110 years from 2016

Service charge: £0

Ground rent: £350

### Services

Water: Mains

Drainage: Mains

Electric: Mains

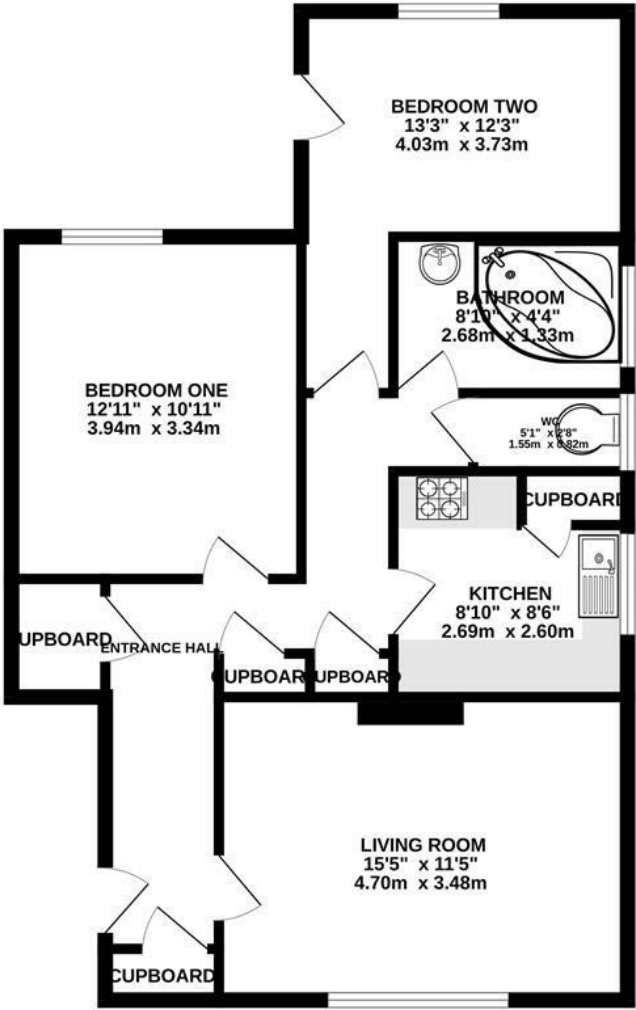
Heating: Gas

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

Parking: Permit parking



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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