



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

Chain Free £335,000

CHAIN FREE: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Ideally located for access to both central Caversham and Reading mainline station with its fast links to London is this good sized mid terraced period house. The property boasts three separate bedrooms on the first floor. On the ground floor there is a good sized bay fronted living room, modern kitchen and a modern four piece bathroom. To the rear there is an easy to maintain garden and workshop. To appreciate the space on offer all now to view.

Kings Road, Reading, Berkshire RG4 8DT

- Chain free
- Easy access to central Reading & Caversham village center.
- Three separate bedrooms
- Good sized living room with solid wood flooring
- Easy to maintain rear garden with an outbuilding
- Bay fronted Victorian house
- Good sized kitchen
- Modern four piece bathroom
- EPC rating D
- Council tax band C

Entrance hall

A carpeted hallway with a door to the living room.

Living room

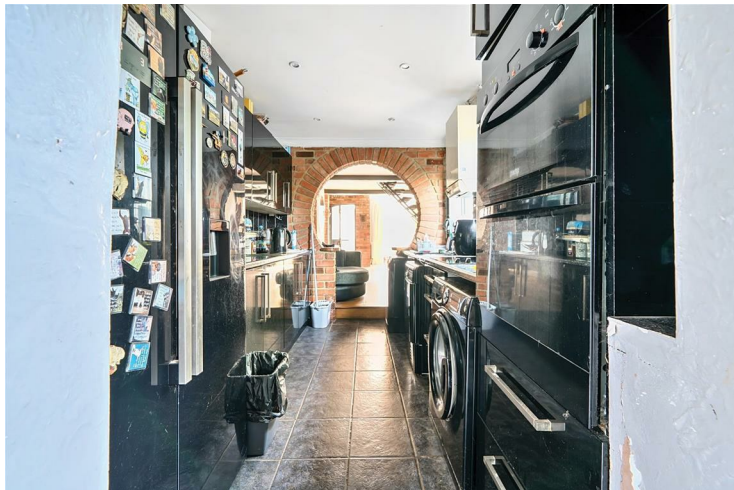
23'3 x 11'10 (7.09m x 3.61m)



A light and airy room with a double glazed bay window to the front, wood flooring, doors to the the garden and archway to the kitchen. Stairs to the first floor and a feature fire place,

Kitchen

10'11 x 7'1 (3.33m x 2.16m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink, four ring hob, double oven, recess for the fridge freezer, washing machine and dishwasher. Wall mounted boiler, two windows to the side, door to the garden and bathroom.



A good sized bathroom comprising of a paneled bath, separate shower, WC and wash hand basin. Tiled floor and a window to the side.

Landing



Carpeted and doors to:

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Bedroom one

12'0 x 10'2 (3.66m x 3.10m)



A light and airy room with a window to the front, wood flooring and fitted wardrobes.

Bedroom three

10'7 x 7'9 (3.23m x 2.36m)



A good sized room with wood flooring, window to the side and fitted cupboards.

Bedroom two

9'9 x 8'11 (2.97m x 2.72m)



Offering views over the garden is this good sized room, carpeted and cup board housing the hot water cylinder.

Garden



An easy to maintain garden with artificial lawn, water feature and a door to the work shop.

Workshop / outbuilding

12'3 x 10'4 (3.73m x 3.15m)



Window to the front and power.

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Services

Water. Mains

Drainage. Mains

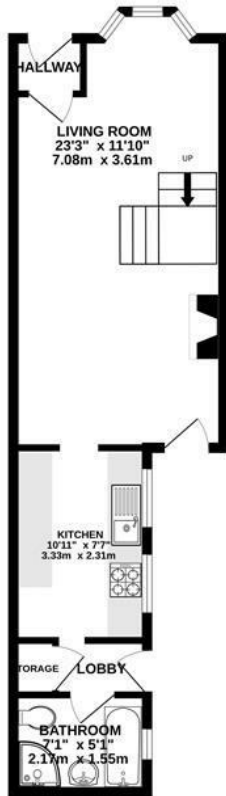
Electricity. Mains

Heating. Gas

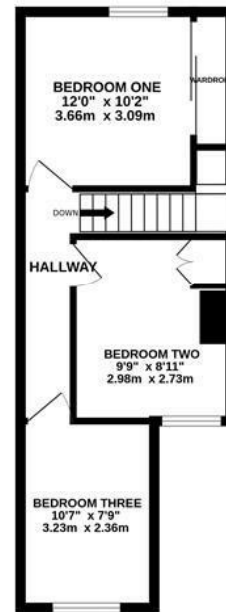
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
548 sq ft (50.9 sq.m.) approx.



1ST FLOOR
354 sq ft (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq ft (83.8 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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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