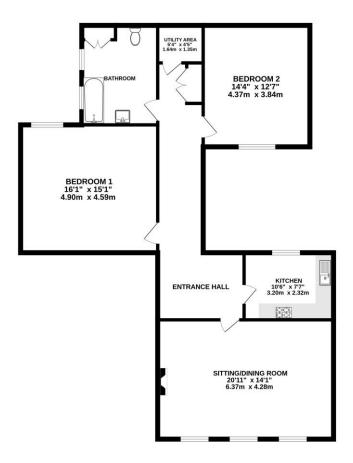


FIRST FLOOR 1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whist every attempts have been made to ensure the accuracy of the fooglian contained here, measurement of doors, endouse, rooms and any other items are approximate and no responsibility in taken for any remission or mis-statement. This plan is not literature purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been lessed and no guarant as to the final decision of the services of the services. The services, systems and applicances shown have not been lessed and no guarant as to the final decision of the services of the services.

















13 Derby Road, Caversham, Reading, RG4 5HE OIEO £400,000 Leasehold with Share of Freehold

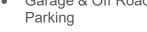


13 Derby Road, Caversham, Reading, RG4 5HE OIEO £400.000 Leasehold with Share of Freehold

## **Full Description**

Masons are proud to offer this spacious two bedroom first floor apartment set within this beautiful Victorian property and located on a sought after tree lined private residential road in Caversham and close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 20ft sitting/dining room with feature fireplace, a 10ft kitchen, a 16ft master bedroom and a 14ft bedroom two. Further benefits include a large bathroom, a utility cupboard, off road parking, a garage and a fabulous well tended communal garden. Viewing recommended.

- Spacious Two Bedroom
- Attractive Period Property
- Close to Caversham & Reading Centres
- 20ft Living/Dining Room
- 16ft Master Bedroom
- 14ft Bedroom 2
- Garage & Off Road
- Well Tended











Front door to communal entrance hall, which has the stairs to the first floor and a door giving access to apartment 2.

Entrance hall has builtin cupboard and doors to:

Sitting/dining room: 20'11" x 14'1" front aspect windows, with period feature fireplace, space for sofa and table and chairs.

Kitchen: 10'6" x 7'7" side aspect window, a range of eye and base level units with roll

edge tops and tiled surround, sink and drainer, integrated dishwasher, oven, hob and extractor and space for additional appliances.

Master bedroom: 16'1" x 15'1" side aspect window.

Bedroom 2: 14'4" x 12'7" front aspect window.

Bathroom: twin side aspect window, a panel enclosed bath with shower over. low level wc and wash basin.

Utility cupboard: space for appliances with plumbing.

Outside: this property comes with an off road parking space and a garage. There is a good size and beautifully kept communal gardens, which extend around the property and offer a variety of plants, shrubs, trees and flowers. Viewing highly recommended.

call us now on 0118 946 1140

masonsestateagents.com

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