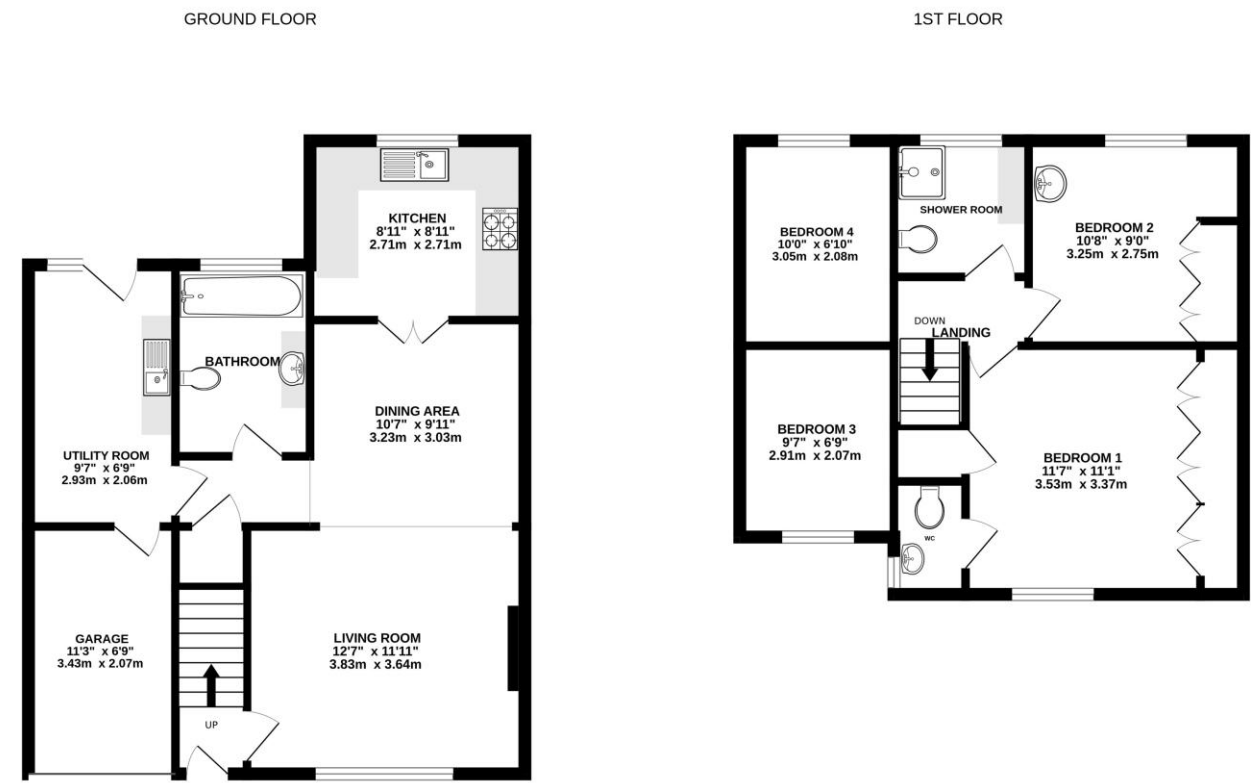




TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

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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24 Marsack Street, Caversham, Reading, RG4 5AP
O.I.R.O. £450,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



24 Marsack Street, Caversham, Reading, RG4 5AP
O.I.R.O. £450,000 Freehold

Masons are proud to offer to the market this two storey extended four bedroom semi-detached family home, located in Caversham and within a short walk to Caversham & reading centres, along with Reading mainline station. Having undergone major improvements by its current owners the property benefits from a new boiler, new garage with electric door, new front door and a landscaped garden. Further benefits include a 12ft living room, a 10ft dining room, a kitchen, a utility room, a family bathroom & shower room, master bedroom with ensuite wc, off road parking & garage and a good sized rear garden.

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Two Storey Extension • Four Bedroom Semi Detached • Garage & Off Road Parking | <ul style="list-style-type: none"> • Living Room • Dining Room • Kitchen & Utility | <ul style="list-style-type: none"> • Family bathroom & Shower Room • Master Bedroom with Ensuite WC. • Large Garden |
|---|---|--|

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Front door to entrance hall, which has the stairs to the first floor landing and door to:

Living room: 12'7" x 11'11" double glazed front aspect, feature fireplace and opening to:

Dining room: 10'7" x 9'11" opening to:

Kitchen: 8'11" x 8'11" double glazed rear aspect, a range of eye and base level units with roll edge tops and tiled surround, sink & drainer and integrated double oven, hob & extractor with space and plumbing for additional appliances.

Utility room: 9'7" x 6'9" double glazed rear aspect, base level units with sink & drainer and space and plumbing for

appliances.

Bathroom: double glazed rear aspect, a panel enclosed bath, high level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 11'7" x 11'1" double glazed front aspect, door to:

Ensuite: double glazed side aspect, a low level wc & wash basin.

Bedroom 2: 10'8" x 9'0" double glazed rear aspect.

Bedroom 3: 9'7" x 6'9" double glazed front aspect.

Bedroom 4: 10'0" x 6'10" double glazed rear aspect.



Shower room: double glazed rear aspect, a shower cubicle, a high level wc & wash basin.

Outside: To the front there is off road parking and access to the garage with electric door and a path to the front door. To the rear there is a good size garden, which is mainly laid to lawn, with a large patio area as well & a variety of plants, shrubs and flowers.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.