



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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48 Kensington Road, Reading, Berkshire, RG30 2SY
Price £315,000 Freehold

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



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Masons are proud to offer to the market this bay fronted, three bedroom Victorian terrace family home situated within walking distance of Reading West train station, a plethora of local amenities and Reading town centre. Offered for sale with NO ONWARD CHAIN, the accommodation comprises of a 13ft bay fronted living room, a 12ft dining room, a 14ft modern kitchen, a family bathroom, a 13ft master bedroom, a 12ft second bedroom and a 13ft third bedroom. Further benefits include gas central heating, UPVC double glazing, a fully enclosed rear garden and potential for extension/conversion subject to the necessary planning consents. VIEWING RECOMMENDED.

- | | | |
|-------------------------|-----------------------|---|
| • Victorian bay fronted | • 12ft dining room | • 12ft second bedroom |
| • NO ONWARD CHAIN | • 14ft modern kitchen | • 13ft third bedroom |
| • 13ft living room | • 13ft master bedroom | • Walking distance of Reading town centre |

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Front door opens into the hallway which boasts stairs to the first floor landing and a door to...

Dining Room:
 12' x 10'4"
 Double glazed with a rear aspect, door to the kitchen and an opening to the...

Living Room:
 13'1" max x 9'9"
 Bay fronted and double glazed.

Kitchen:
 14'1" x 8'8"
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, farmhouse sink, integrated fridge/freezer, dishwasher, oven and hob with extractor above and space for further appliances. An opening from the kitchen leads to a hallway which boasts a door to the garden and a door to...

Bathroom:
 Double glazed with a rear aspect, fitted with a bath with overhead shower, low level WC and hand wash basin.
 The first floor landing boasts a storage cupboard and doors to...

Master bedroom:
 13'3" x 11'
 Twin double glazed with a front aspect, chimney breast and wardrobe/cupboard.

Bedroom 2:
 12' x 8'1"
 Double glazed with a rear aspect and chimney breast.

Bedroom 3:
 13'11" x 8'8"
 Double glazed with a rear aspect and a built in storage cupboard.

Outside:

To the rear the garden is mainly laid with lawn and patio, enclosed by timber fencing. To the front the property boasts a small garden and a path leading to the front door, all of which is enclosed by timber fencing.

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