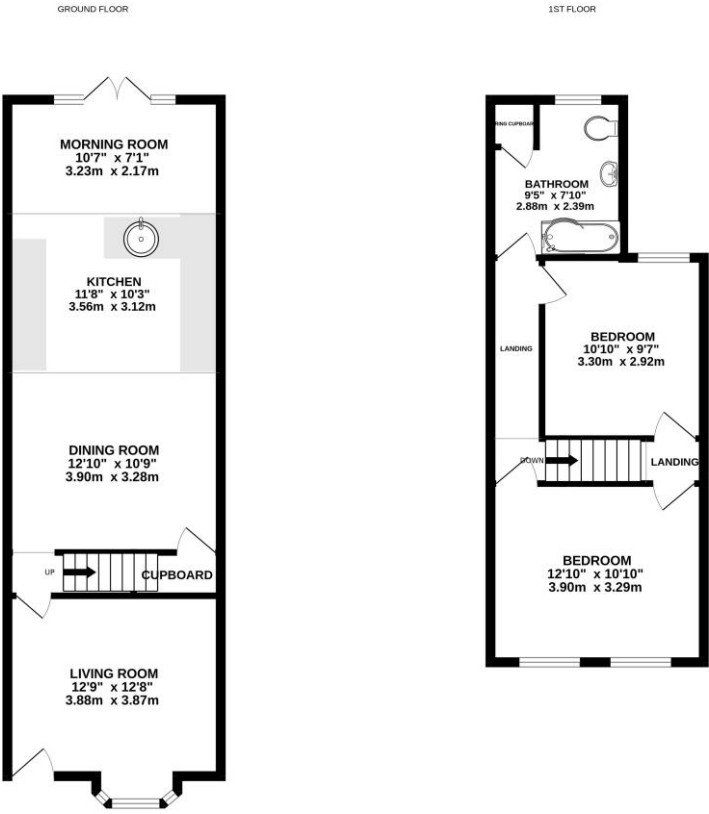




While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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A photograph of a three-story terraced house. The house has a mix of red brick and white-painted brickwork. It features a green front door, a bay window on the ground floor, and several windows on the upper floors. A small garden area with a brick wall and some plants is visible in front of the house.

7 Short Street, Caversham, Reading, RG4 8JJ
Price £450,000 Freehold

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



Masons are proud to offer to the market this extended & very well presented, two bedroom Victorian terrace house situated in central Caversham and a short walk to Caversham & Reading centres, along with Reading mainline station. The property has undergone improvements by its current owners, including new bathroom, new Solidor front door, new roof, loft insulated & boarded, new rendering, re-plastering and redecoration. The property consists of a 12ft living room, a 12ft dining room, an 11ft kitchen and a 10ft morning room with French door opening to the garden. Further benefits include two double bedrooms, a separate first floor bathroom, double glazing and private garden. Viewing recommended.

- Open Plan Extension
- Kitchen
- Two Double Bedrooms
- Spacious Downstairs Area
- 12ft Dining Room
- Separate First Floor Bathroom
- Morning Room
- 12ft Living Room
- Fully Insulated & Boarded Loft with Ladder

Newly fitted Solidor front door opening to:

Living room: 12'9" x 12'8" into double glazed bay window. opening to:

Dining room: 12'10" x 10'9" cupboard under the stairs and opening to:

Kitchen: 11'8" x 10'3" a modern range of eye and base level units with roll edge tops and tiled surround one & half sink & drainer, integrated oven, hob & extractor, dishwasher and space and plumbing for additional appliances. Opening to:

Morning room: 10'7" x 7'1" double

glazed rear aspect, projector & surround sound, plus French doors to the garden.

First floor landing has loft access with new pull down ladder complete with fully boarded & insulated loft with light & power all ready to be used. Doors to:

Master bedroom: 12'10" x 10'10" twin double glazed front aspect.

Bedroom 2: 10'10" x 9'7" double glazed rear aspect.

Bathroom: double glazed rear aspect, a newly fitted bathroom

suite comprising of a panel enclosed bath with shower over & shower screen, a low level wc, wash basin set into a vanity unit, under floor heating & wall mounted boiler.

Outside: To the front there is a small garden area with a path leading to the front door. To the rear there is a private garden laid to patio with a large shed, which is all enclosed by timber fencing & brick wall.

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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.