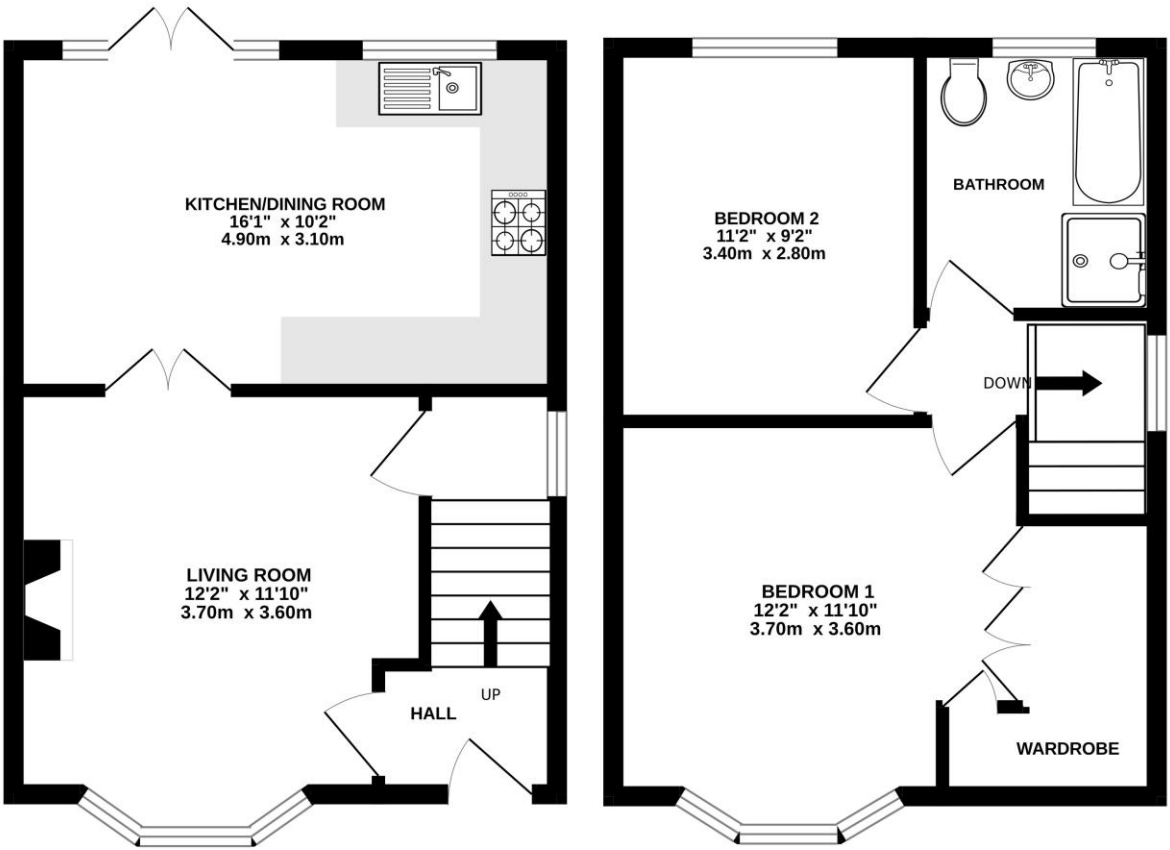




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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22 Marsack Street, Caversham, Reading, RG4 5AP
Price £400,000 Freehold

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



22 Marsack Street, Caversham, Reading, RG4 5AP
 Price £400,000 Freehold

Masons are proud to offer to the market with NO ONWARD CHAIN this two bedroom semi-detached family home located in Caversham and within a short walk to Caversham & reading centres, along with Reading mainline station. The property offers potential for substantial extension subject to the necessary planning consents, with the current accommodation comprising of a 12ft bay fronted living room, a 16ft kitchen/dining room, a 12ft bay fronted master bedroom with built in wardrobe, an 11ft second bedroom and a first floor family bathroom. Further benefits include a South-facing generous garden, a brick built shed with mains power, UPVC double glazing, gas central heating and driveway parking. VIEWING RECOMMENDED.

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • Potential for extension subject to planning consents • NO ONWARD CHAIN • South-facing garden | <ul style="list-style-type: none"> • 12ft bay fronted living room • 16ft kitchen/dining room • 12ft bay fronted master bedrooms | <ul style="list-style-type: none"> • 11ft second bedroom • Brick built shed with mains power • Driveway parking |
|--|--|--|

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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.



Front door opens into the entrance hallway which boasts stairs to the first floor landing and a door to...
 aspect, fitted with a panel enclosed bath, separate shower, low level WC and hand wash basin.

Living Room:
 12'2" x 11'10"
 Double glazed with a front aspect, under stairs storage cupboard and doors to...

Kitchen/dining room:
 16'1" x 10'2"
 Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, oven, hob with extractor above, integrated fridge/freezer, space for further appliances and patio doors leading onto the garden.

The first floor landing boasts doors to...

Bathroom:
 Double glazed with a rear

Bedroom 2:
 11'2" x 9'2"
 Double glazed with a rear aspect.

Master Bedroom:
 12'2" x 11'10"
 Double glazed bay window with a front aspect and a built in wardrobe.

Outside:
 To the rear the property is mainly laid with lawn but boasts a decked area, a large brick built shed with mains power, gated access to the side of the property, all of which is enclosed by timber fencing. To the front the property boasts a block paved driveway.

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