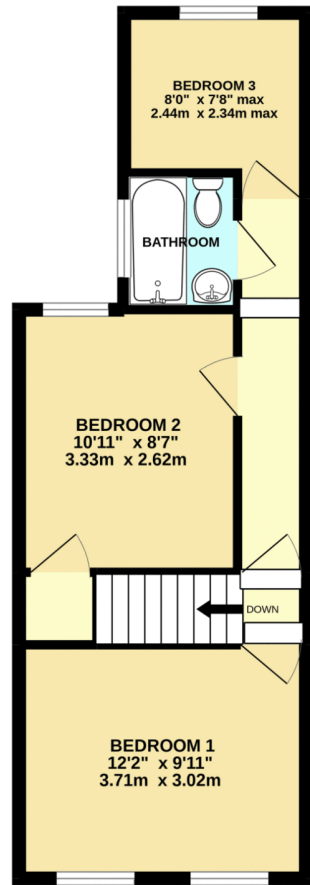
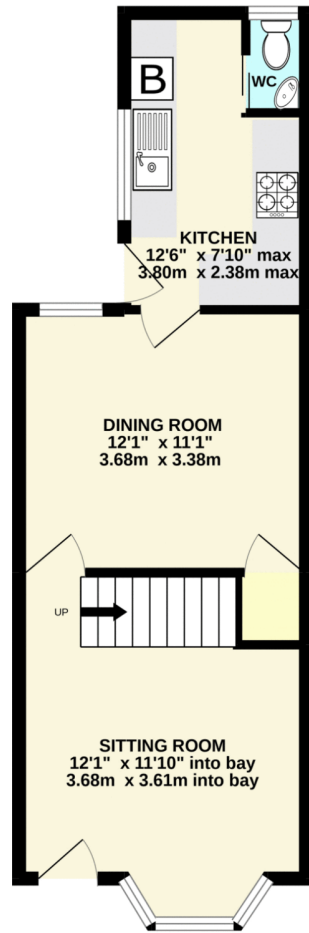




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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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35 Star Road, Caversham, Reading, RG4 5BE
OIEO £385,000 Freehold

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



35 Star Road, Caversham, Reading, RG4 5BE
 OIEO £385,000 Freehold

Masons are proud to offer to the market this attractive Victorian three bedroom detached house, located in Caversham and within a short walk to Caversham & Reading town centres, along with Reading mainline station. Presented in good order throughout, the property benefits from a 12ft living room into bay window, a 12ft dining room, a 12ft kitchen, a downstairs wc and a new boiler. Further benefits include three bedrooms, a first floor bathroom, off road parking to the front of the property and a good size private rear garden. **NO ONWARD CHAIN.**

- Three Bedroom Victorian Detached
- NO ONWARD CHAIN
- 12ft Living Room into Bay
- 12ft Dining Room
- Downstairs wc
- Off Road Parking
- Good Size Rear Garden
- New Boiler

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Front door opens to:

Living room:
 12'1" x 11'10" into double glazed bay window. Opening to:

Dining room:
 12'1" x 11'1" double glazed rear aspect, cupboard under the stairs and door to:

Kitchen: 12'6" x 7'10" double glazed side aspect, a range of eye and base level units with roll edge tops and tiled surround, sink & drainer, gas oven, induction hob & extractor and space and plumbing for additional appliances. Door opening to the rear of the property.

WC: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 12'2" x 9'11" twin double glazed front aspect.

Bedroom 2: 10'11" x 8'7" double glazed rear aspect, built-in cupboard.

Bedroom 3: 8'0" x 7'8" double glazed rear aspect.

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

Outside: To the front there is off road parking for a car and access to the side of the property. To the rear there is a

good size garden, which is mainly laid to lawn and has a patio area and timber shed, which is all enclosed by timber fencing.

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