



Field View, Caversham, Reading, RG4 5HB

£505,000

Walmsley



## Field View, Caversham, Reading, RG4 5HB

Located within this sought after area of Caversham is this modern terrace property, situated in a residential cul-de-sac; approached via a private tree-lined road. The property is well-presented and backs onto Queen Annes playing field. The accommodation comprises entrance hall with under stairs cupboard, modern cloakroom, open planned living room leading into dining area, modern kitchen, landing, three separate bedrooms and a modern bathroom suite. Externally the property benefits from driveway parking and a private enclosed rear garden.

The property is conveniently located in the catchment of The Hill Primary school and is also walking distance of Caversham centre with its good array of shops restaurants. Not to mention walking distance to various open green spaces, parks, the river Thames and the railway station. Viewing recommended.

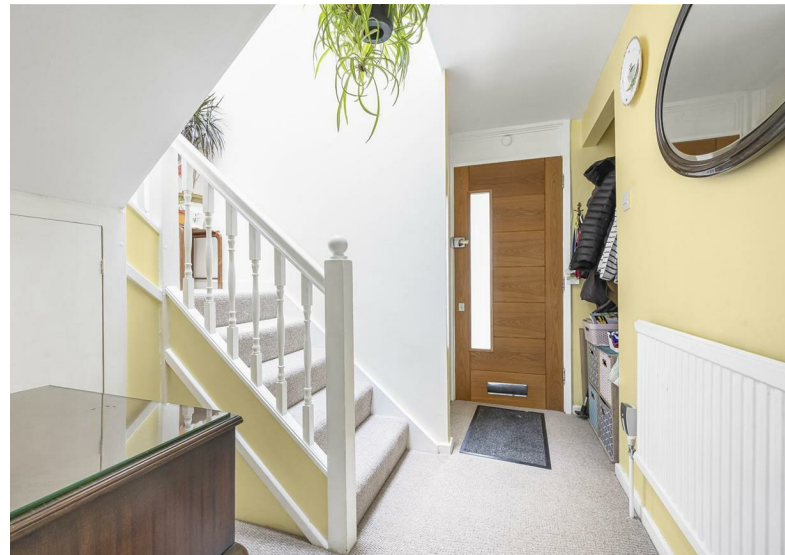
Service charge £400pa  
EPC rating C. Council Tax C

<https://moverly.com/sale/BYerCFYd8NEq64qiHkDsfx/view>

## Tenure - Freehold





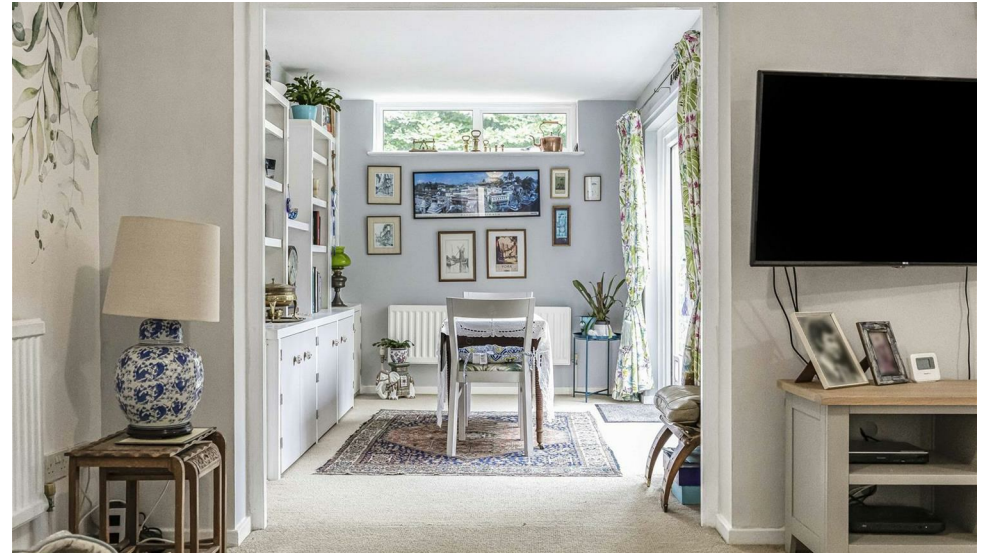


- Situated off a private tree-lined road
- Two reception rooms
- Private garden
- Driveway
- EPC C
- Tax Band C

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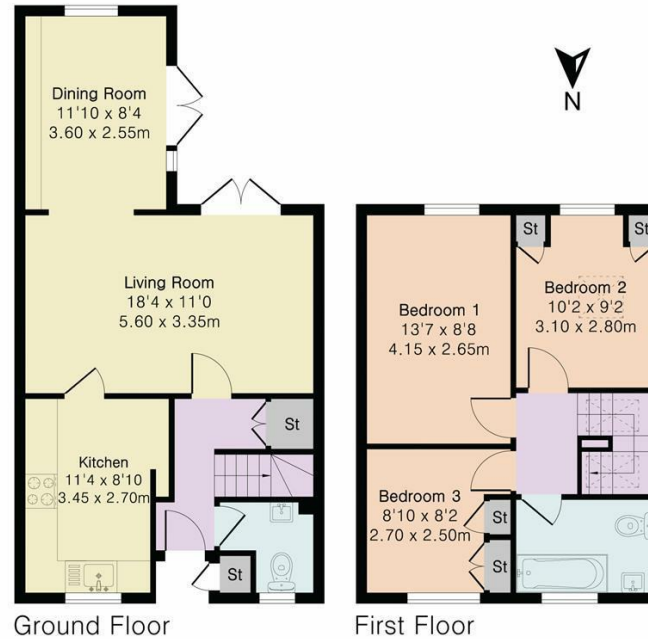




**Approximate Gross Internal Area 926 sq ft - 86 sq m**

Ground Floor Area 513 sq ft – 48 sq m

First Floor Area 413 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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**Walmsley**