NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Queens Road
Caversham, Reading, Berkshire RG4 8DN

Chain Free £350,000

CHAIN FREE: Located only moments from central Caversham and Reading mainline station with its fast links to London is this well presented, bay fronted Victorian terrace house. The property boasts three bedrooms (two plus one) on the first floor. On the ground floor there are two reception rooms with stripped wood flooring, a modern kitchen and a stylish bathroom. To the rear there is an easy to maintain south facing garden. To appreciate the location and space on offer call now to view.

Queens Road, Reading, Berkshire RG4 8DN

- Chain free
- Bay fronted Victorian terraced house
- Three double bedrooms (two plus one)
- Two reception rooms with stripped wood flooring
- Modern and stylish kitchen
- Stylish bathroom
- South facing garden with rear access
- Easy reach of central Caversham and Reading mainline station.
- Council tax band C
- EPC rating D

Living room
12'2 x 112'3(into bay) (3.71m x 34.21m(into bay))



A light and airy bay fronted room with views to the front, stripped wood flooring, stairs to the first floor ands a door to the dining room.

Dining room
12'2 x 9'6 (3.71m x 2.90m)



A good sized room with a door to the south facing garden, under stairs storage cupboard, stripped wood flooring and semi open plan to the kitchen.

Kitchen
8'8 x 6'8 (2.64m x 2.03m)



A modern kitchen with ample wall and base units, granite effect work surfaces with an inset sink and drainer, four ring gas hob, oven and extractor. Recess for the fridge, freezer, washing machine and slimline dishwasher. Cupboard housing the boiler, window to the side, ceiling spot lights and a door to the bathroom.

Bathroom
6'7 x 6'2 (2.01m x 1.88m)



A modern and stylish bathroom comprising of a paneled bath with a mixer tap, a wall mounted shower, WC, wash hand basin with a mixer tap and a chrome heated towel rail. Tiled floor, tiled walls, ceiling spot lights, extractror and a frosted window to the rear.

Landing
Carpeted and doors to:

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Bedroom one
12'2 x 9'5 (3.71m x 2.87m)



Offering views to the front is this good sized room, ample space for wardrobes and a cupboard with loft access.

Bedroom two
12'1 x 9'6 (3.68m x 2.90m)



A light and airy room with views over the rear garden, carpeted ample space for wardrobes and a door to the third bedroom.

Bedroom three
11'5 x 6'9 (3.48m x 2.06m)



A good sized room with ample space for wardrobes and a window offering views over the rear garden.

Garden



An easy to maintain south facing garden, with a paved patio area that is ideal for those summer BBQ's. Shrub borders and a gate to the rear access.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

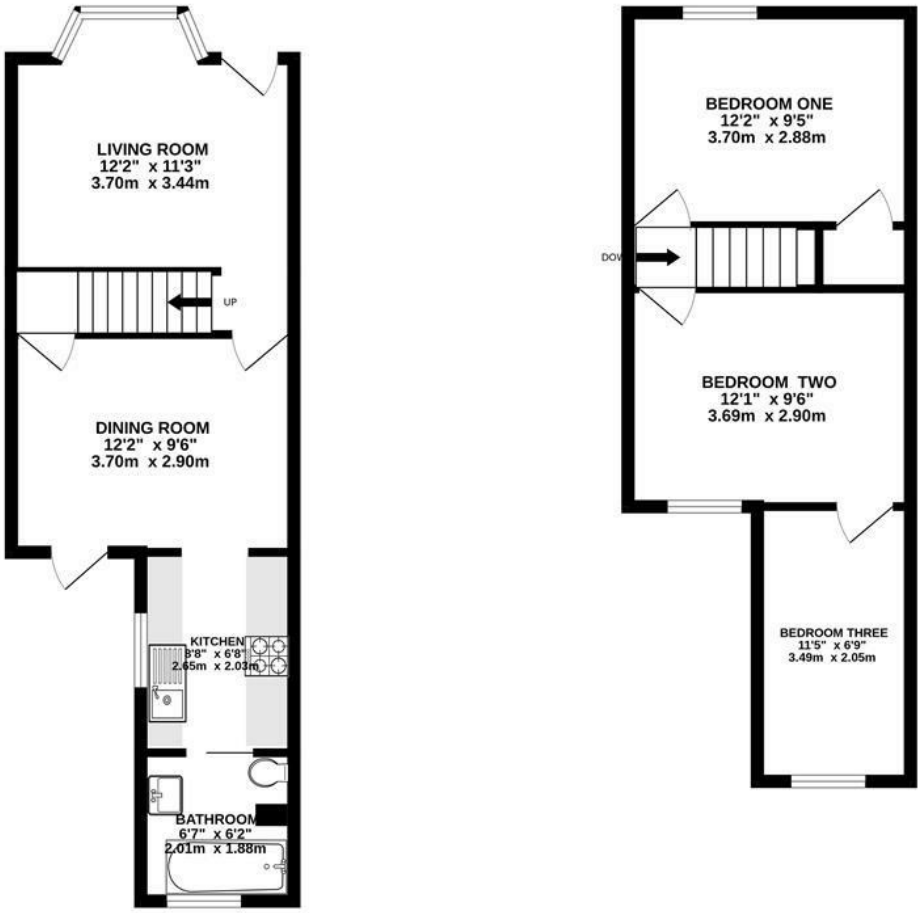
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

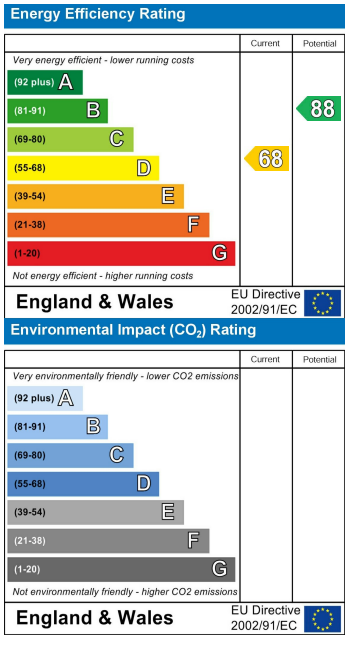
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

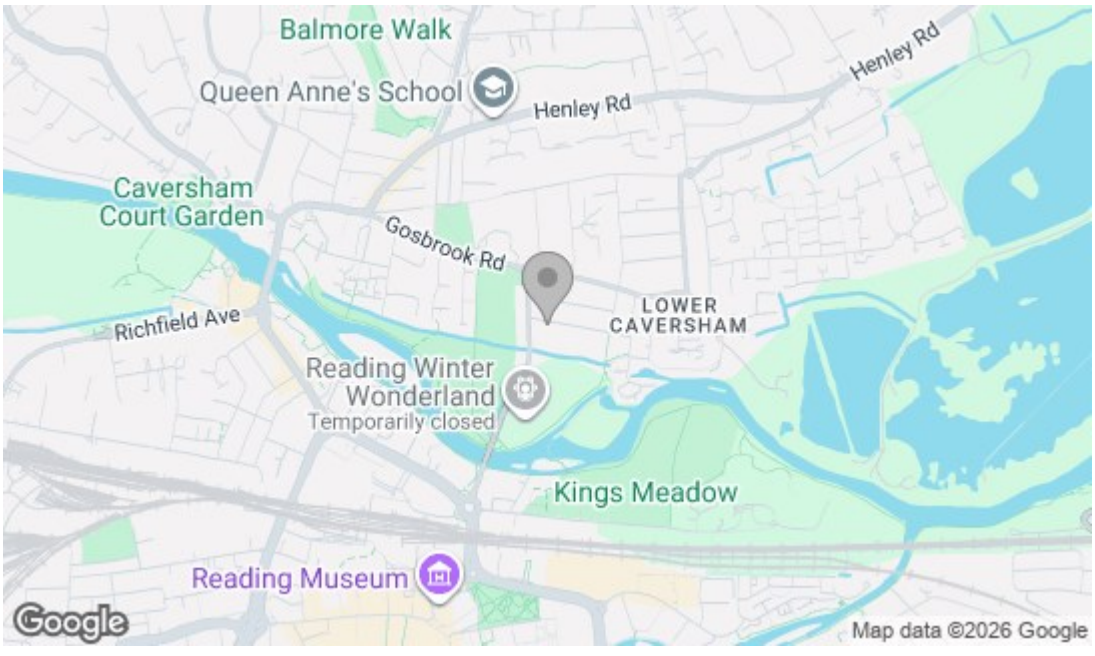
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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