



80 Kings Road, Caversham, Reading, RG4 8DT
Guide Price £300,000 Freehold

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Residential Sales & Lettings

- Attractive Victorian Mid Terrace House
- Ideal Opportunity To Update, Personalise & Add Value
- Living Room With Box Bay Window
- Kitchen Plus Rear Lobby
- Three Bedrooms (Configured Arranged As 2+1)

- No 'Onward Chain' Complications - Vacant Possession
- Sought After & Convenient Location
- Separate Rear Aspect Dining Room
- Three Piece Ground Floor Bathroom
- Enclosed Rear Garden

Offered to the market with the added advantage of no 'onward chain' complications, this popular style of Victorian mid terrace property is ideally located and offers an excellent opportunity for a new owner to personalise, configure and update to their taste, while adding value. Located on a favoured residential road on the borders of Caversham and Reading Town Centre, this ideal location is within under 1 mile of all amenities to include Reading train station and town centre, The River Thames and meadows, and Caversham village center.

Approached via the original quarry tiled path leading to the front door, this attractive character home comprises of entrance hall, front aspect living room with box bay window and fireplace, separate rear aspect dining room where stairs rise to the first floor and a folding door opens to a side aspect kitchen with access to the rear garden. From the kitchen, a rear lobby leads to a side aspect ground floor bathroom with 3 piece suite. On the first floor, three rooms are configured in the familiar and versatile 2+1 configuration with bedroom 3 being accessed via bedroom 2.

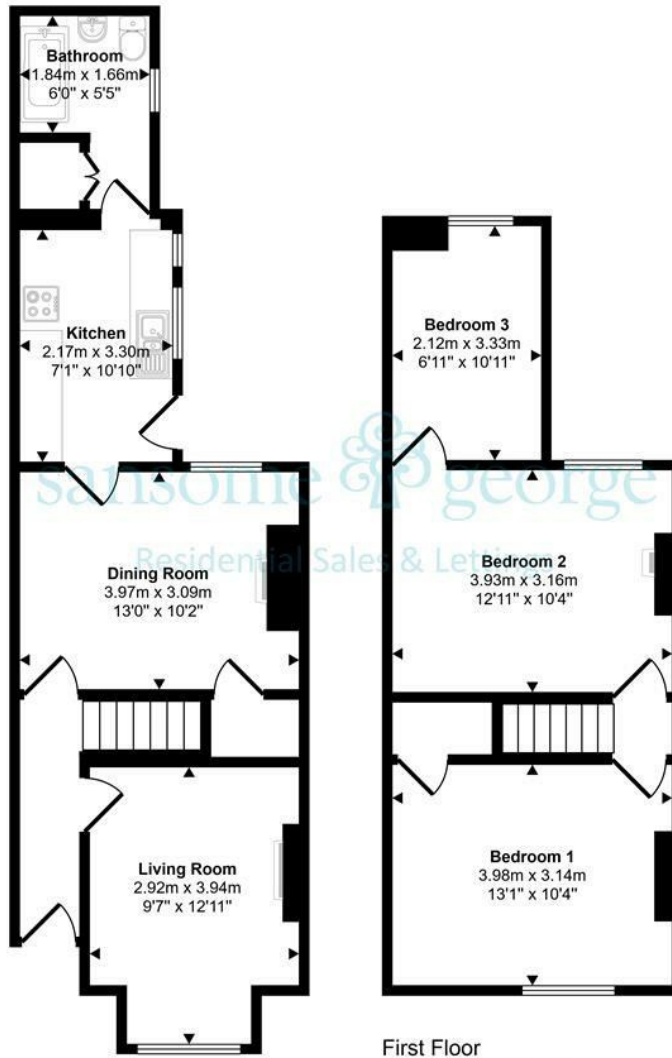
Outside, the property enjoys an enclosed garden of approximately 45' (13m) in length is enclosed by wooden fencing with an area of hard standing to the side and rear of the property.

With early interest expected from purchasers looking for private occupation or as an attractive buy-to-let investment opportunity, please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band C



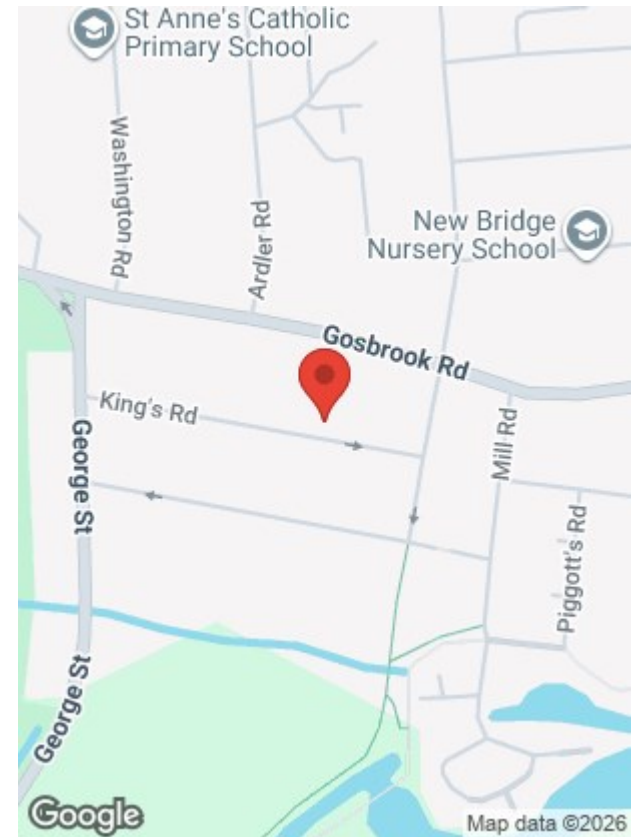
Approx Gross Internal Area
79 sq m / 853 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		87	
		63	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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