

Patrick Road, Caversham, Reading, RG4 8DD

£400,000

Walmsley

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A well-proportioned semi-detached property situated in this popular location. The accommodation comprises; entrance hall, sittinr/dining room, kitchen, bathroom and three bedrooms.

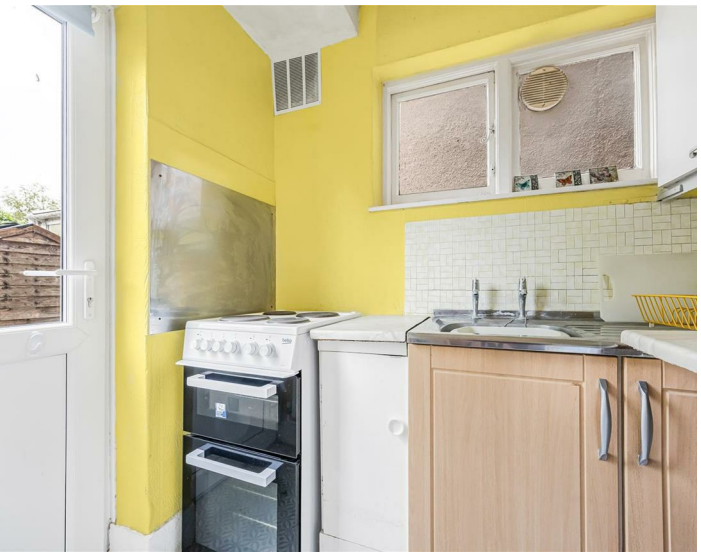
Externally the property boasts a private/enclosed rear garden, side access and residence parking. Further benefits include gas central heating, UPVc double glazing and no onward chain.

Patrick Road is sought-after location, the property offers excellent access to both Reading town centre and Caversham, with a wide range of shops, pubs, restaurants, and leisure facilities nearby, including the popular Thames Lido. The River Thames and Reading Station are within walking distance, making this an ideal location for commuters, with fast trains to London Paddington (approx. 25 minutes) and services on the Elizabeth Line.

EPC - D
Council tax band - D

Tenure - Freehold













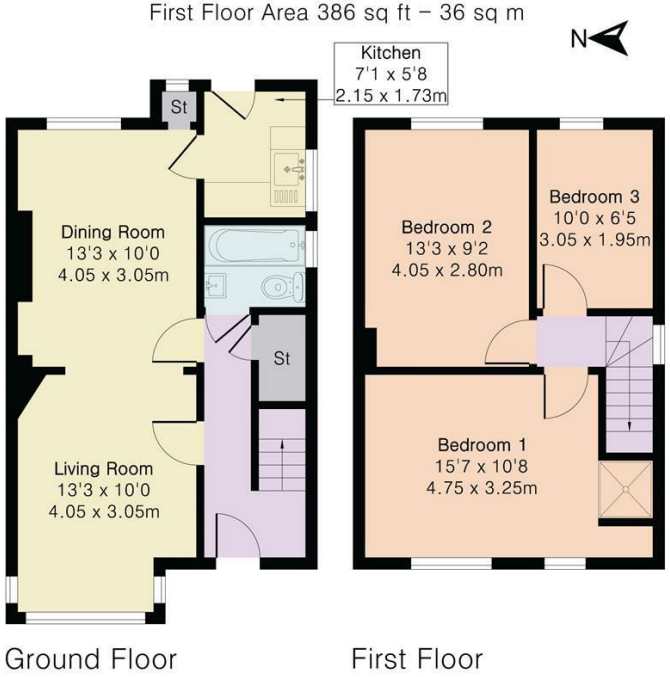




- Semi-detached
- Walking distance to Reading station
- Three bedrooms
- Potential to extend SSTP
- Private/enclosed rear garden
- No chain

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Approximate Gross Internal Area 812 sq ft - 76 sq m
Ground Floor Area 426 sq ft – 40 sq m
First Floor Area 386 sq ft – 36 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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