



Westfield Road, Caversham, Reading, RG4 8HL

£400,000

Walmsley

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Walmsley Estate Agency are pleased to present this attractive bay-fronted Victorian terrace, with garage, located on a popular road within walking distance of Caversham centre.

The accommodation comprises a sitting room, dining room, kitchen, landing, two first-floor bedrooms, and a separate family bathroom. Externally, the property benefits from an enclosed rear garden and a garage.

Westfield Road is conveniently positioned close to central Caversham, offering easy access to a range of local amenities including shops, supermarkets, cafés, bars and restaurants. Reading town centre and the mainline train station (with services to Paddington in approximately 30 minutes) are also within walking distance. No onward chain. EPC rating D. Council tax band C.

Photos taken prior to current tenancy.

<https://moverly.com/sale/HRhBmILHMe1RnhDTLrh16/view>

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold



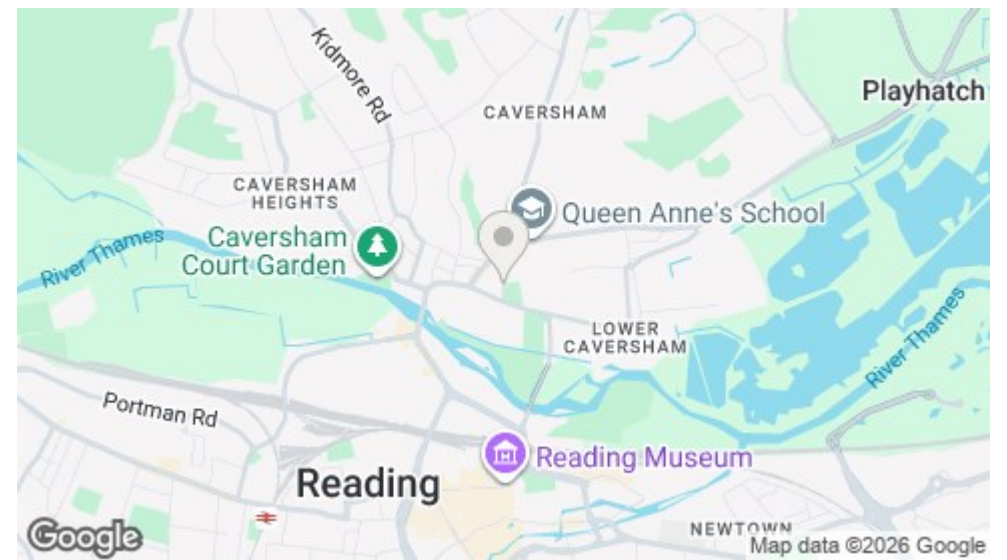


- Bay-fronted Victorian terrace
- Garage
- No onward chain
- Two bedrooms
- Upstairs bathroom
- Council tax
- EPC rating D
- Council tax band C



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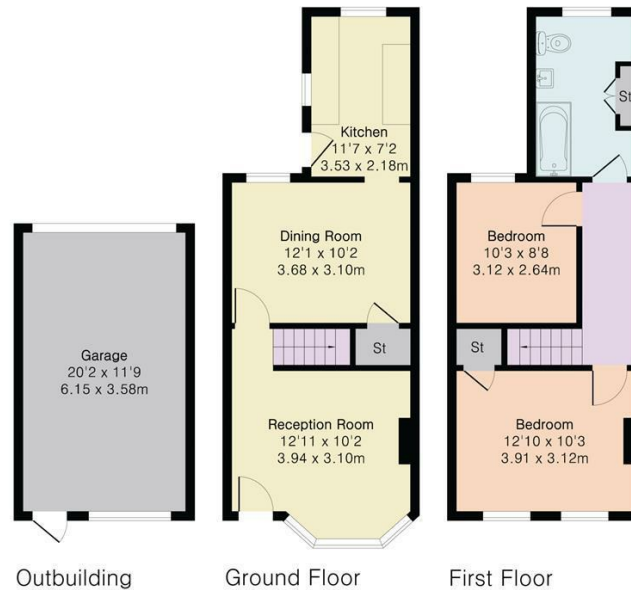


**Approximate Gross Internal Area 800 sq ft - 75 sq m
(Excluding Garage)**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 393 sq ft – 37 sq m

Garage Area 237 sq ft – 22 sq m



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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