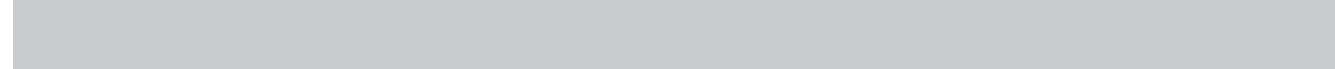




TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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34 Briants Avenue, Caversham, Reading, RG4 5AS
 Price £375,000 Freehold

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 Price £375,000 Freehold

Masons are proud to offer to the market this attractive Victorian terrace house, located in Caversham and within a short walk of Caversham & Reading centres, along with Reading mainline station. The property is a two bedroom property that has been temporarily converted into a three bedroom, with the added benefits of a recently fitted separately approached first floor bathroom. Further benefits include a 12ft dining room into a double glazed bay window, an 11ft living room, a large storage cupboard, a downstairs cloakroom and a good size rear garden. Viewing recommended.

- Two Bed Victorian Terrace
- First Floor Bathroom
- One Bedroom - Converted into Two
- 12ft Dining Room
- 11ft Living Room
- 12ft Modern Kitchen
- Downstairs Cloakroom
- Large Private Rear Garden

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Front door to entrance hall, which has the stairs to the first floor and doors to:

Dining room: 12'10" x 9'2" into double glazed bay window.

Living room: 11'11" x 11'2" double glazed rear aspect.

Kitchen: 12'10" x 7'9" double glazed twin aspect, a modern range of eye and base level units with roll edge tops and tiled surround, sink and drainer with space and plumbing for additional appliances. Door to the garden.

Cloakroom: low level wc.

First floor landing has doors to:

Bedroom 1: 11'6" 7'9" double glazed rear aspect.

Bedroom 2 (divided into two) 13'5" x 6'0" double glazed front aspect.

Bedroom 3: 10'1" x 5'10" double glazed front aspect.

Bathroom: double glazed rear aspect, a modern bathroom suite, comprising of a walk-in shower cubicle,

a wash basin set into vanity unit and a low level wc.

Outside: To the rear there is a good size private south west facing garden, that is mainly laid to lawn as well having a decked area, all enclosed by timber fencing and brick wall.

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