



**Queen Street  
Caversham, Reading, Berkshire RG4 7RB**

**Chain Free £400,000**

**SOLD BY NICHOLAS ESTATE AGENTS AND NEA LETTINGS: CHAIN FREE & CAVERSHAM PRIMARY SCHOOL CATCHMENT:** A charming three bedroom terraced house with numerous period features that is located in a quiet no through street within easy reach of the local shops and amenities. It is also in the catchment area for Caversham Primary School. The property comprises of two reception rooms, fitted kitchen and bathroom downstairs. Upstairs are two double bedrooms and a third bedroom accessed via bedroom two. The rear garden has patio area, lawn, flower borders and vegetable patch and a shed. To appreciate the space on offer call now to view.

## Queen Street, Reading, Berkshire RG4 7RB

- Chain free
- Three bedrooms ( Two plus one)
- Modern bathroom
- Caversham Primary catchment
- EPC Rating D
- Mid terraced period house with residents parking.
- Two reception rooms
- Period features & stripped wood flooring
- Good sized garden
- Council Tax Band C

### Living room

11'2 x 11'2 (3.40m x 3.40m)



A light and airy room with a window to the front, stripped wooden floors, stairs to the first floor and archway to:

### Dining Room

11'2 x 11'2 (3.40m x 3.40m)



A good sized room with a window to the garden, stripped wooden floor, under stairs storage cupboard and doorway to the kitchen.

### Kitchen

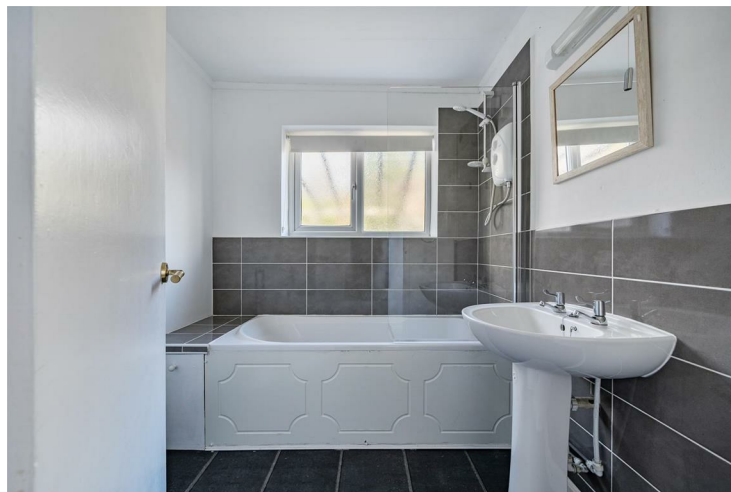
9'6 x 6'11 (2.90m x 2.11m)



A modern kitchen with ample all and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, oven and extractor. Recess for the washing machine and fridge freezer. Window to the side and doors to the garden and bathroom.

### Bathroom

6'5" x 6'8" (1.97 x 2.05)



A modern bathroom comprising of a paneled bath with a wall mounted shower, wash hand basin, WC, frosted window to the garden. Part tiled walls, tiled floor and an extractor.

### Landing

Carpeted, doors to:

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### Bedroom One

11'2" x 11'2" (3.40m x 3.40m)



A good sized room with a window to the front of property with white painted floorboards. Storage cupboard with a feature fire place.

### Bedroom Two

11'2" x 11'2" (3.40m x 3.40m)



Double bedroom at rear of property with grey painted wooden floorboards, window overlooking rear garden and door to the third room.

### Bedroom Three

9'1" x 6'11" (2.77 x 2.12)



Accessed via bedroom two is this good sized bedroom with a window to the rear, storage cupboard which houses the boiler.

### Garden



A good sized garden with a paved patio that is ideal for summer entertaining, area laid to lawn with shrub borders and rear access.

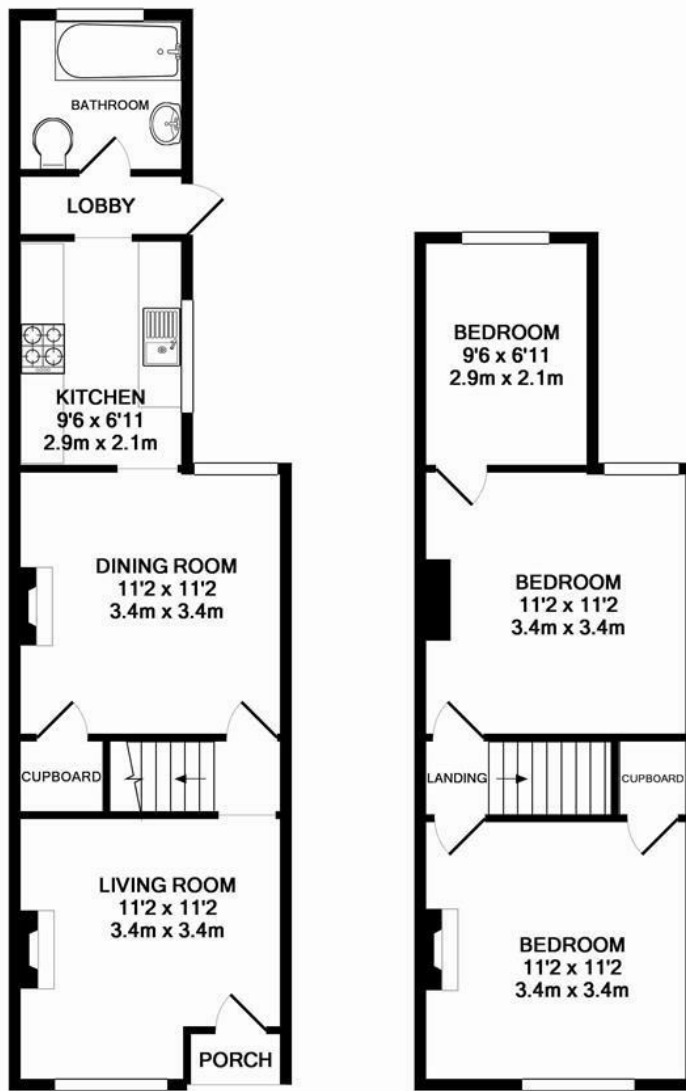
### Services

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

Appliances: All the appliances are untested

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

Broadband. Superfast, obtained from Ofcom



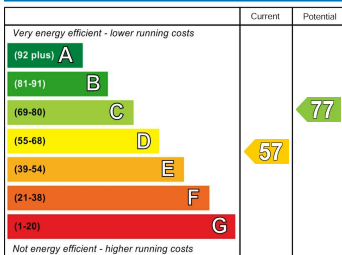
GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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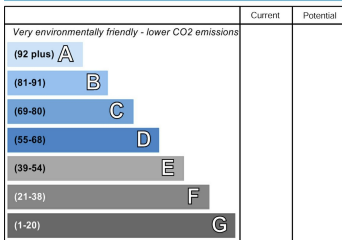
**Energy Efficiency Rating**



England & Wales

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales

EU Directive 2002/91/EC

