



**Gosbrook Road
Caversham, Reading, Berkshire RG4 8EG**

Chain Free £380,000

Set within this sought after area of Caversham is this good sized bay fronted terraced house that is in need of updating throughout. The property does have the potential top extend (STP). On the first floor there are three double bedrooms. On the ground floor there are two reception rooms, good sized kitchen and bathroom room. To the rear there is great sized garden that stretches approximately 100ft. To the front there is a dropped kerb to allow parking. To appreciate the space on offer all now to view.

Gosbrook Road, Reading, Berkshire RG4 8EG

- Chain free
- Mid terraced house in need of Kitchen updating throughout 13'3" x 7'8" (4.04m x 2.34m)
- Great sized garden that stretches approximately 100ft
- Three double bedrooms
- Modern bathroom
- Two reception rooms
- Council tax band C
- Good sized kitchen
- Driveway parking
- EPC rating D

Hallway

Carpeted entrance hallway through with door to living room and period archway to dining room.

Living Room

13'11" (into bay) x 10'2" (4.24m (into bay) x 3.10m)



Bay fronted living room with chimney breast, period ceiling coving, laminate wood flooring, and large double glazed bay windows to front bringing in plenty of light.

Dining Room

12'6" x 10'10" (3.81m x 3.30m)



Good size carpeted dining room with double glazed window onto rear garden. Understairs storage and stairs to first floor.



Generous galley kitchen with ample cupboard space from base and wall units. Tiled splashback and roll top work surfaces over recess for washing machine and tumble dryer or dishwasher. Wall mounted combi boiler, four ring hob and vented extractor. Large window out to garden. Door to the garden and bathroom.

Bathroom

7'3 x 6'0 (2.21m x 1.83m)



Family bathroom with panelled bath, wall mounted shower and extractor fan. Walls and floors are all tiled, with lighting from ceiling spotlights and a large frosted window to back garden.

Landing

Stairs to good size landing with loft access, space for storage and doors to all bedrooms.

Bedroom One

13'6 x 11'7 (4.11m x 3.53m)



Large carpeted master bedroom with two large double glazed windows to front and ample space for wardrobe storage either side of chimney breast.

Bedroom Two

12'5 x 7'9 (3.78m x 2.36m)



Double bedroom with carpeted floor and large window overlooking rear garden.

Bedroom Three

13'4 x 7'5 (4.06m x 2.26m)



Double bedroom with carpeted floor, corner cupboard and double glazed window to side.

Garden



Approximately 100ft long garden laid to lawn with path to full length and shrub borders.

Services

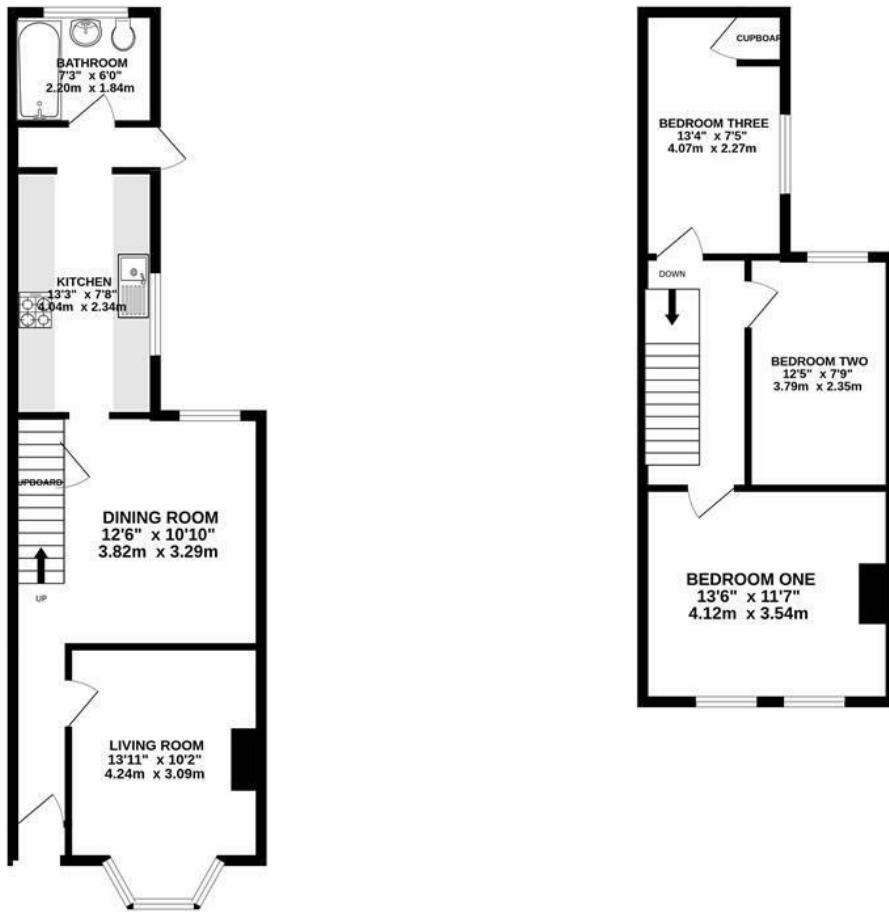
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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 condition or safety can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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