

Piggotts Road, Caversham, Reading, RG4 8EN

£400,000

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Walmsley Estate Agency is delighted to present this charming and sympathetically extended Victorian terraced home, superbly positioned in a highly desirable location within walking distance of Reading town centre and the mainline railway station. Beautifully combining period character with modern living, the accommodation comprises a welcoming sitting room featuring an open fireplace and exposed wooden flooring, together with an impressive extended open-plan kitchen/dining room. This superb entertaining space benefits from a striking vaulted ceiling and a range of integrated appliances. The ground floor is further complemented by a utility room and a contemporary shower room. To the first floor are two spacious bedrooms, with the principal bedroom enjoying the luxury of an en-suite bathroom.

Externally, the property benefits from an enclosed rear garden with a gravel seating area and a pathway leading to a driveway at the rear, providing off-street parking for one vehicle. Residents' permit parking is also available to the front of the property.
Viewing is highly recommended to fully appreciate the character, quality and convenient location of this attractive home. EPC Rating: D Council Tax Band: C

Piggott's Road enjoys a superb position on the edge of both Reading and Caversham, offering the perfect balance of convenience and lifestyle. Caversham centre is within easy walking distance and provides an excellent range of independent shops, cafés, restaurants, supermarkets, gyms, a doctors' surgery and dental practices.

Tenure - Freehold

















- Extended Victorian terrace
- Two bathrooms
- Two bedrooms
- Walking distance of Reading station
- Council tax band C
- EPC rating D
- Superb extended kitchen
- Utility
- NO ONWARD CHAIN

2 2 2 D





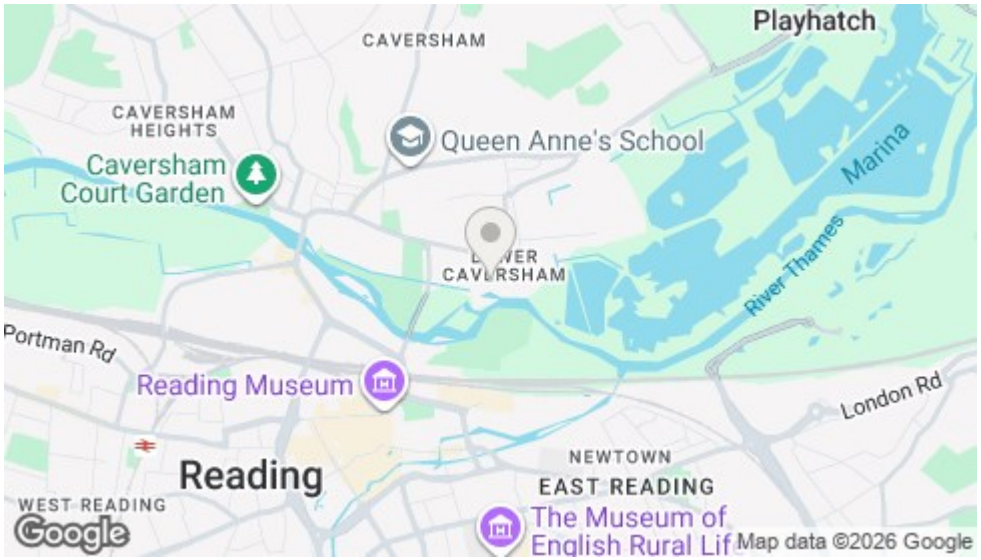




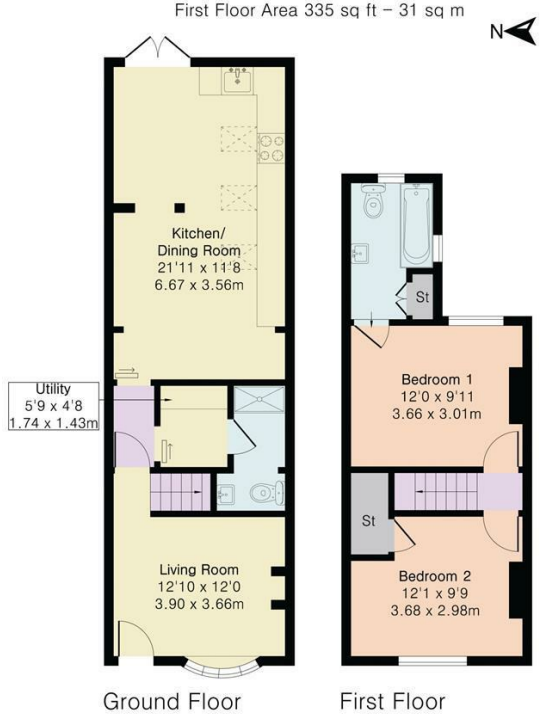







Playhatch
CAVERSHAM
CAVERSHAM HEIGHTS
Caversham Court Garden
Queen Anne's School
Marina
River Thames
Portman Rd
Reading Museum
London Rd
Reading
NEWTOWN
EAST READING
WEST READING
The Museum of English Rural Lif
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Approximate Gross Internal Area 833 sq ft - 77 sq m
Ground Floor Area 498 sq ft – 46 sq m
First Floor Area 335 sq ft – 31 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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