



Gifford Close, Caversham, Reading, RG4 6RF

£450,000

Walmsley

## Gifford Close, Caversham, Reading, RG4 6RF

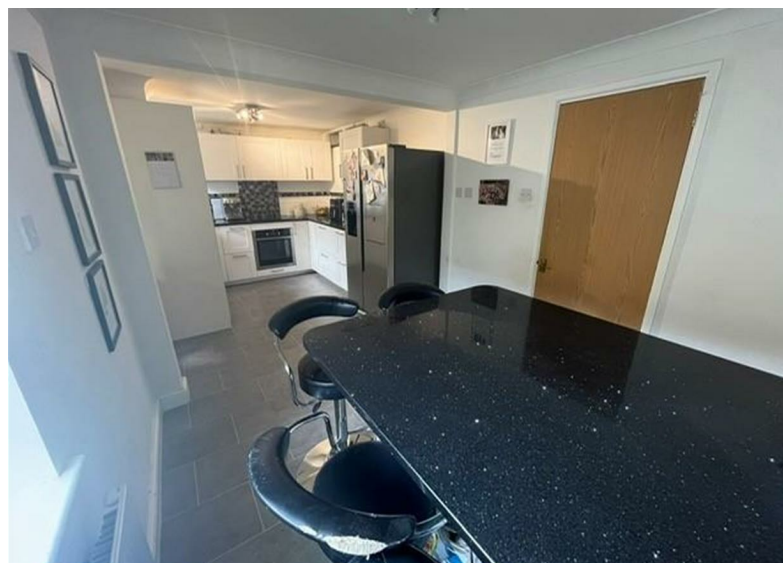
A well-presented, 3 bedroom semi-detached property featuring the addition of a garage conversion. The accommodation comprises; sitting room, 19ft modern kitchen/dining, utility, office/playroom, three double bedrooms and refitted family bathroom with WC and separate WC. Externally the property boasts a private/enclosed rear garden, 2x electric car charging points off road parking for two vehicles. Further benefits include gas central heating, side access and UPVC double glazing.

Caversham Park is a popular place to live. It lies close to the Emmer Green shopping precinct and primary and secondary schools are within the immediate area. There are regular bus services leading into Reading town centre, a nature reserve and tennis club plus South Oxfordshire countryside and Reading Golf Club.

EPC - C  
Council tax band - C

### Tenure - Freehold





- Garage conversion
- 19ft kitchen/dining room
- Modern family bathroom
- Private rear garden
- Cul-de-sac location
- Two electric car charging points



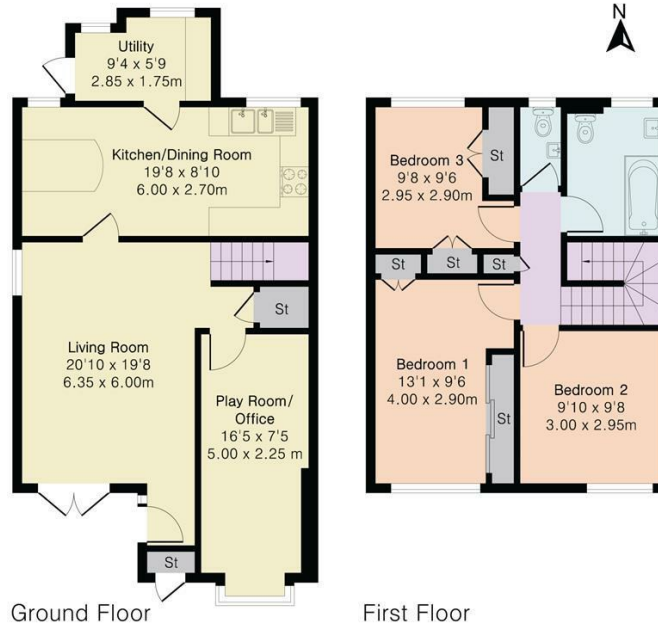




**Approximate Gross Internal Area 1147 sq ft - 106 sq m**

Ground Floor Area 638 sq ft – 59 sq m

First Floor Area 509 sq ft – 47 sq m



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.



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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