



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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21 Newport Road, Reading, RG1 8EA
Price £418,000 Freehold

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Masons are proud to offer to the market this attractive three bedroom Victorian terrace house, presented in excellent condition throughout and located in the popular Caversham/Reading borders and a short walk to Reading centre, along with mainline station. Having undergone improvements in recent years the property benefits from a 13ft modern kitchen with quartz tops & integrated appliances, Open plan living area with a 14ft living room into bay window and a 13ft dining room. Further benefits include a 12ft master bedroom with built-in wardrobes, 12ft bedroom two, a first floor bathroom and a well-tended rear garden. Viewing recommended.

- Recently Fitted 13ft Kitchen
- 14ft Living Room into Bay Window
- 13ft Dining Room
- 12ft Master Bedroom
- First Floor Bathroom
- Large Garden
- Caversham/Reading Borders
- Short Walk to Reading Station
- Viewing Recommended

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.



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| Front door to: | Bedroom 1: 12'0" x 12'0" double glazed front aspect and built-in wardrobes. | beds with a variety of plants and shrubs. |
| Living room: 14'2" x 13'2" into double glazed bay window, opening to: | Bedroom 2: 12'0" x 7'9" double glazed rear aspect. | |
| Dining room: 13'2" x 12'0" with double doors to the garden and door to: | Bedroom 3/Study: 7'11" x 5'6" double glazed rear aspect. | |
| Kitchen: 13'1" x 8'5" double glazed rear aspect, a modern range of eye and base level units with quartz tops, sink and drainer, integrated dishwasher, fridge/freezer, oven, hob and extractor. | Bathroom: double glazed side aspect, a P shaped bath with shower over, low level wc and wash basin. | |
| First floor landing has doors to: | Outside: to the rear there is a good size garden, with a patio area and pergola, a large shingled area and raised | |

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