



Gosbrook Road, Caversham, Reading, RG4 8DY

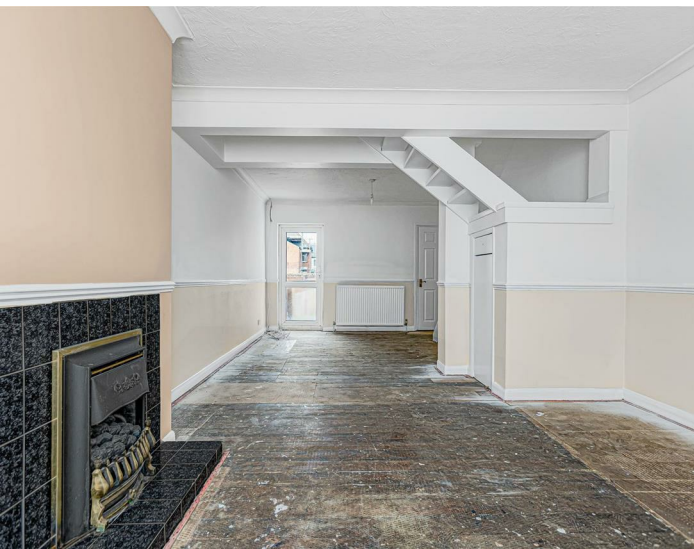
£300,000

Walmsley

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A Victorian terrace property requiring renovation, conveniently situated within close proximity of Reading & Caversham centre, and the mainline train station. The accommodation comprises living/dining room, kitchen, bathroom & three first floor bedrooms (2+1). Externally the property benefits from an enclosed rear garden and off street parking. Council tax band C. EPC rating D. No onward chain. ** Central heating system is not working due to condemned boiler **

Tenure - Freehold





- EPC - D
- Tax Band - C
- Close to Parks & Schools
- Prime Location for Commuters
- Close to Amenities & Riverside
- Private Rear Garden



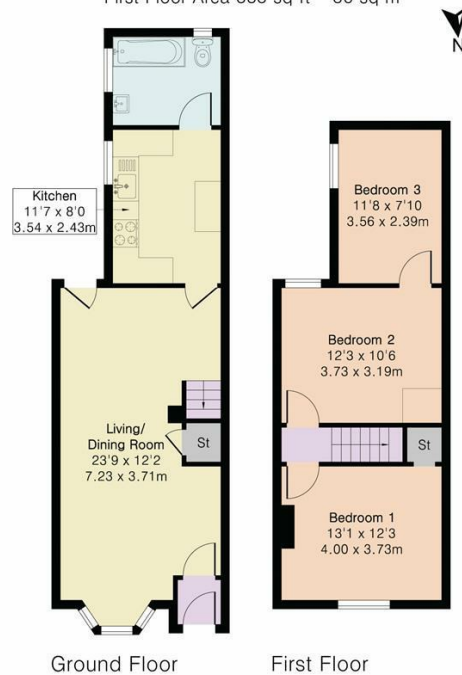
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Approximate Gross Internal Area 842 sq ft - 79 sq m

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 383 sq ft – 36 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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