



**Oxford Street
Caversham, Reading, Berkshire RG4 8HN**

Chain Free £400,000

SOLD BY NICHOLAS ESTATE AGENTS AND NEA LETTINGS: GUIDE PRICE OF £400,000 to £425,000: Situated within this sought after central Caversham location is this recently redecorated mid terraced house that retains period features and has elevated views over the street. The property boasts three separately approached bedrooms on the 1st floor. On the ground floor there are two reception areas with stripped wood flooring and a cast iron feature fire place, modern kitchen and a bathroom. To the rear there is a good sized garden with views over the allotments. To appreciate the space on offer call now to view.

Oxford Street, Reading, Berkshire RG4 8HN

- Chain free
- Easy reach of central Caversham and Reading train station
- Mid terrace house with period features
- Three separately approached bedrooms
- Two reception areas with stripped wood flooring
- Enclosed rear garden with views over rear allotments
- Residents on street permit parking
- Recently redecorated parking
- EPC Rating D
- Council Tax Band C

Entrance Hallway

A carpeted entrance with door to living room and stairs to first floor.

Dining area

13'6" x 10'2" (4.11m x 3.10m)



A good sized dining area with stripped wood flooring, understairs storage, door to the garden and kitchen and open to the living area.

Living area

11'11" x 9'11" (3.63m x 3.02m)



A light and airy room with a window to the front, stripped wood flooring and a cast iron feature fire place, open to the dining area.

Kitchen

8'9" x 8'4" (2.67m x 2.54m)



A modern kitchen with ample wall and base units with roll top work surfaces inset and sink and drainer, recess for the washing machine, oven, hob and fridge freezer. Window to the side, splash backs and doorway leading to the garden and bathroom.

Inner lobby

With door to bathroom and rear garden.

Bathroom

8'6" x 7'3" (2.59m x 2.21m)



A large family bathroom with three piece suite comprising of bath with shower over, W.C. and wash hand basin set into a tiled worktop and storage. Window overlooking the rear.

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Landing



A good sized landing with loft access and doors to:

Bedroom one

12'0" x 11'6" (to wardrobes) (3.66m x 3.51m (to wardrobes))



A large, carpeted, master bedroom with two windows overlooking the front of the property and ample fitted wardrobe space and storage.

Bedroom two

13'6" x 7'11" (4.11m x 2.41m)



A light and airy room with window overlooking the rear of the property, carpeted, space for wardrobes and feature fire place.

Bedroom three

8'0" x 8'5" (2.44m x 2.57m)



Offering views over the rear garden is this good sized room, carpeted and cupboard housing the boiler.

Garden



An established, enclosed rear garden with patio area that is ideal for summer entertaining and lawn to the rear.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

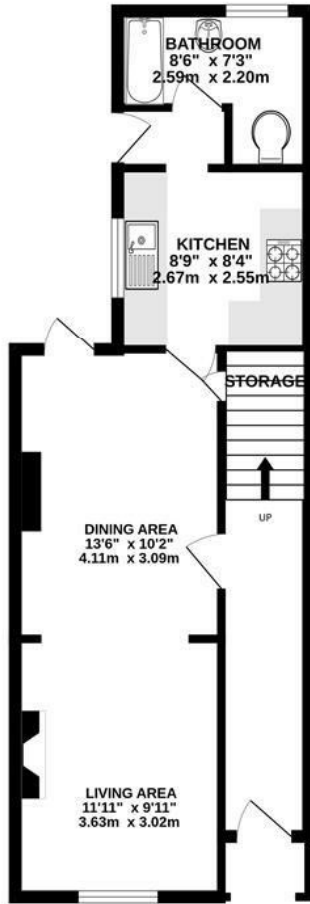
Heating. Gas

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

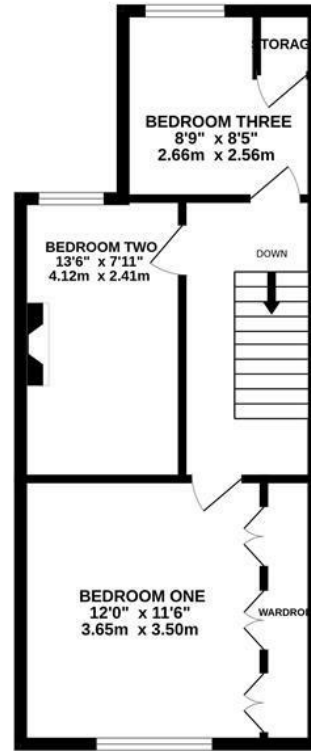
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

