NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Briants Avenue
Caversham, Reading, Berkshire RG4 5AS

Guide Price £350,000

Ideally located for access to both central Caversham and Reading mainline station with its fast links to London is this well presented mid terraced bay fronted Victorian House. On the first floor there are three bedrooms and a stylish shower room. On the ground floor there are two reception rooms, modern kitchen and a guest WC. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

Briants Avenue, Reading, Berkshire RG4 5AS

- Bay fronted mid terraced period house
- Three bedrooms
- Modern & stylish upstairs bathroom
- Two reception rooms
- Cast iron feature fire place & guest WC
- Modern fitted kitchen
- Good sized south west facing garden
- Easy reach of central Caversham
- EPC rating D
- Council tax C

Hallway
7'11" x 2'10" (2.42 x 0.88)
Laminated entrance hallway with door to dining room and open-plan archway to living room.

Living room
12'0" x 12'5" (3.66 x 3.81)



Carpeted living room with large storage cupboard and window overlooking west-facing back garden that provides lots of natural light.

Dining room
12'6" x 9'2" (3.83 x 2.8)



Elegant bay-fronted Dining Room, carpeted, with feature fireplace

Kitchen
11'6" x 7'8" (3.51 x 2.36)



Spacious kitchen with tiled floor, plenty of wall and floor cupboards offering ample storage and space for oven, washing machine, dishwasher, fridge-freezer and a built in extractor. Double aspect windows to side and to rear garden and door to garden. Guest W/C is also accessed through the kitchen.

WC



Tiled cloakroom with WC and frosted window to the rear of the property.

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Landing
13'2" x 5'7" (4.03 x 1.71)



Carpeted landing with doors to

Bedroom One
11'6" x 7'8" (3.51 x 2.36)



Light filled and carpeted double bedroom with window overlooking west facing garden

Bedroom Two
13'1" x 6'0" (4 x 1.84)



Single bedroom with laminate flooring and window to front of house

Bedroom Three
10'1" x 5'10" (3.08 x 1.78)



Single bedroom with laminate flooring and window to front of house

Bathroom
10'1" x 5'11" (3.08 x 1.81)



Fully tiled bathroom with contemporary styling comprising WC, Sink and shower with frosted window to the rear of the property.

Garden



Well presented garden with decked patio, steps down to lawned area and patio at rear, also housing a small shed and covered area.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

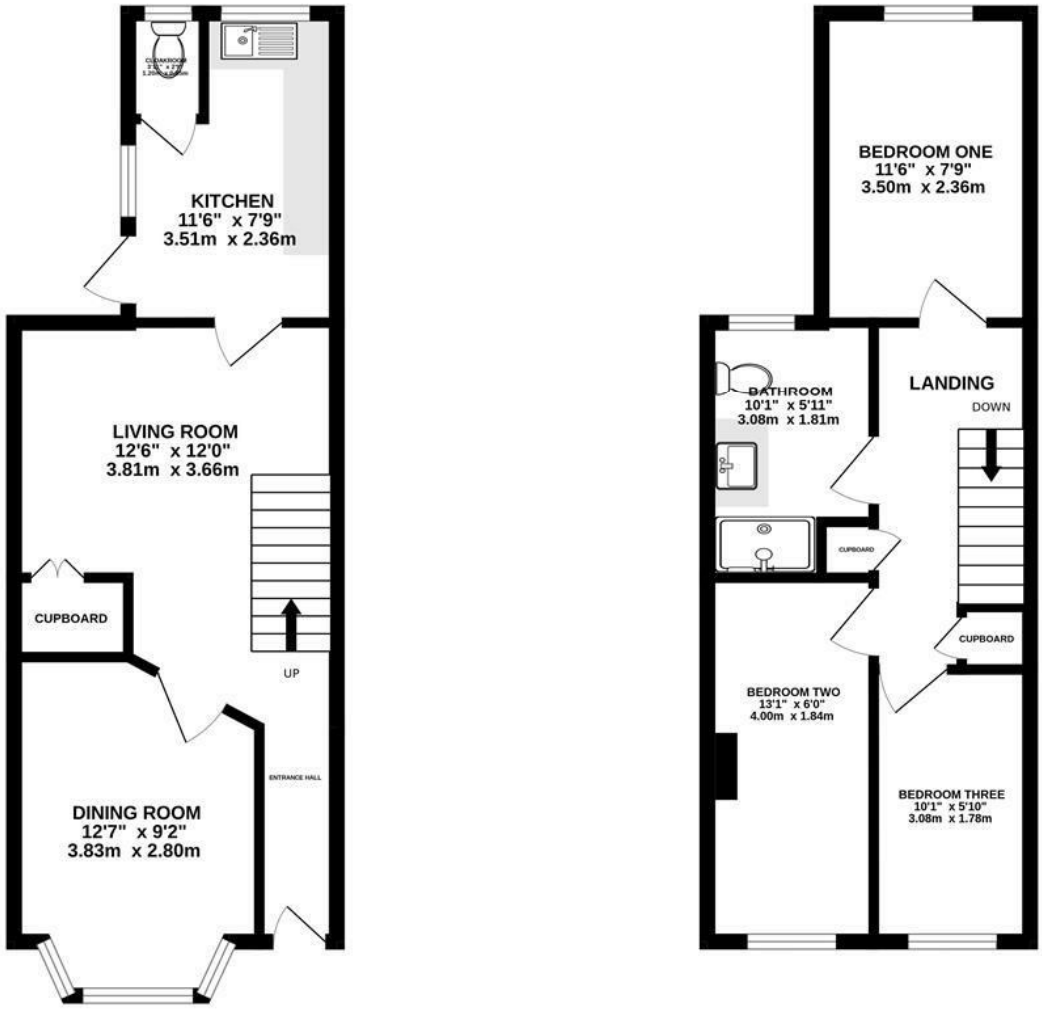
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

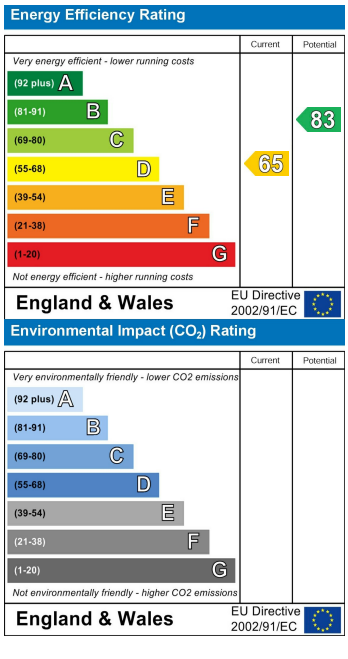
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

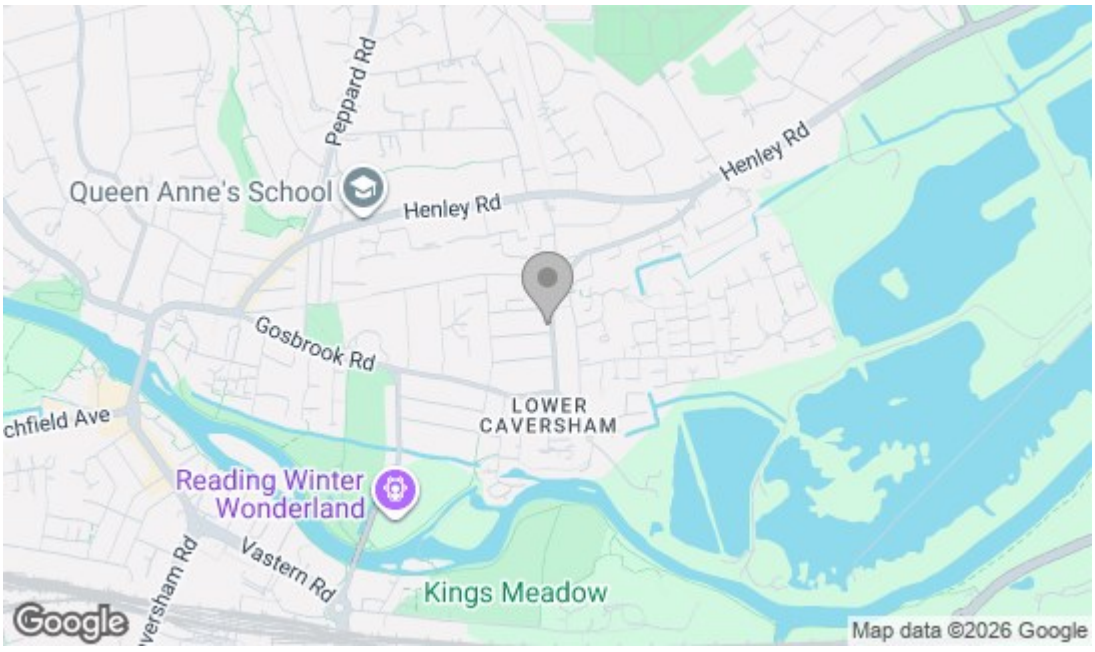
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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