

Priory Avenue, Caversham, Reading, RG4 7SE

£500,000

Walmsley

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This large terraced home is located in a quiet spot close to the centre of Caversham. The property is in need of some updating and renovation. The accommodation spanning 1600sqft over three floors comprises; entrance hall, downstairs cloakroom, sitting room and family room with feature fireplaces, dining room, kitchen (with granite worktops) and French doors leading to a raised brick patio overlooking the garden. On the first floor are three double bedrooms, bathroom and with separate cloakroom, a staircase gives access to a useable loft space on the second floor with three Velux windows.

Externally the property offers a private, enclosed rear patio and garden with a raised flower bed, a productive plum tree and pedestrian rear access. There is residential permit parking to the front. Further benefits include gas central heating via a new Logic boiler, original features include picture rails and sash windows in good working order.

Offered for sale with no onward chain.

Caversham enjoys a vibrant centre which boasts a fantastic array of shops and restaurants. The area is very popular with families, benefitting as it does from a number of highly regarded nurseries and schools. There are a great range of recreational facilities in the immediate locale, including parks, rowing and canoe clubs, gyms, tennis and golf clubs. This property is conveniently situated within walking distance of Reading town centre, the river Thames and the train station, with its frequent fast service to London Paddington (approx. 25mins).

EPC - D Council Tax Band - D

Tenure - Freehold

















- Substantial Victorian property
- Central Caversham location
- Three receptions rooms
- Downstairs cloakroom
- Three double bedrooms
- First floor bathroom
- First floor cloakroom
- Staircase to usable space

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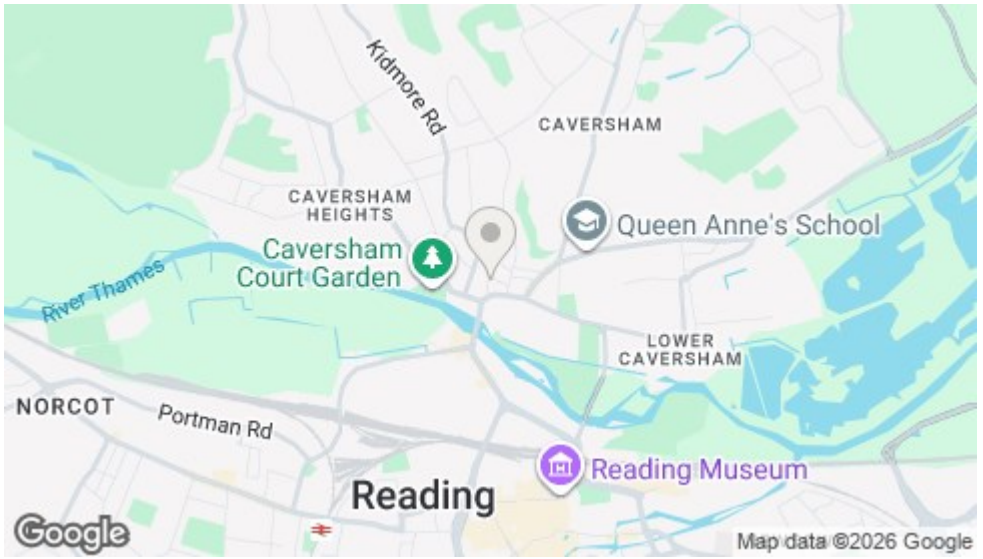











Kidmore Rd
CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
Caversham Court Garden
River Thames
LOWER CAVERSHAM
NORCOT
Portman Rd
Reading Museum
Reading
Google
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Approximate Gross Internal Area 1602 sq ft - 148 sq m

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 683 sq ft – 63 sq m

Second Floor Area 236 sq ft – 22 sq m



PINKPLAN

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.

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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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