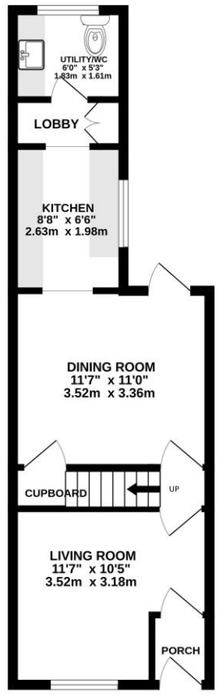
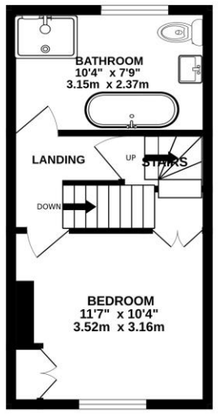
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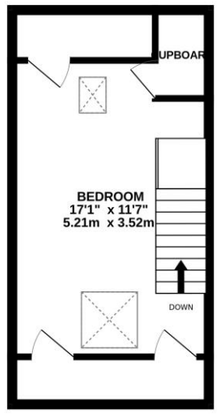
GROUND FLOOR



1ST FLOOR



2ND FLOOR



55 CARDIFF ROAD

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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Masons are proud to offer to the market this very well presented two bedroom, three storey Victorian terrace house, located on the popular Caversham/Reading borders and within striking distance to Caversham and Reading town centre, along with the mainline station. The property benefits from a living room, a dining room with door to the garden, a modern kitchen and a utility room with cloakroom. Further benefits include a spacious first floor bathroom, an 11ft bedroom two and a 17ft master bedroom within the loft conversion and well-tended private garden. Viewing recommended.

- Two Bedroom, Three Storey
- Living Room & Dining Room
- Modern Kitchen
- Utility Room & Cloakroom
- Spacious First Floor Bathroom
- 17ft Master Bedroom
- Private Well-Tended Garden
- Viewing Recommended







Front door to entrance porch, which opens to the:

Living room:
11'7" x 10'5" double glazed front aspect, stripped wooden flooring.

Dining room:
11'7" x 11'0" double glazed rear aspect, stripped wooden flooring, a cupboard under the stairs, a door opening to the garden and opening to:

Kitchen: 8'8" x 6'6" double glazed side aspect, a modern range of eye and base level units with wooden tops, Belfast sink, integrated oven, hob and extractor and space and plumbing for appliances.

Lobby: has cupboard housing boiler and door to:

Utility room/cloakroom: 6'0" x 5'3" double glazed rear aspect, base level unit with wash basin and plumbing for appliances and a low level wc.

First floor landing has the stairs to the second floor and doors to:

Bedroom 2: 11'7" x 10'4" double glazed front aspect and built-in wardrobe and cupboard.

Bathroom: 10'4" x 7'9" double glazed rear aspect, a free standing bath, a walk-in shower cubicle, a low level wc and wash basin.

Second floor landing has doors to:

Master bedroom:
17'1" x 11'7" double glazed Velux windows, eaves storage and built-in cupboard.

Outside: To the rear there is a private garden that is mainly laid to patio with a variety of plants, shrubs and raised beds, all enclosed by timber fencing.

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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.