



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

Guide Price £400,000

GUIDE PRICE OF £400,000 TO £425,000. Set within this sought after central Caversham location is this modern and stylish town house with a fantastic south facing roof terrace with roof top views over Caversham. The property is laid out over three floors and boasts two double bedrooms, modern shower room, ample storage and a separate guest WC. On the first there is a good sized open plan living room and an open plan modern kitchen / dining area. To appreciate the space and style on offer call now to view.

Oxford Street, Reading, RG4 8HN

- Chain free
- Laid out over three floors
- Good sized open plan living and kitchen space
- Electric underfloor heating on the ground floor
- EPC rating E
- Modern central Caversham town house
- Two double bedrooms
- Stylish shower room and a guest WC
- Fantastic south facing roof terrace
- Council tax band D

Hallway



A good sized hallway with three storage cupboards, tiled floor with underfloor heating, stairs to the first floor and doors to:

Shower room

7'3 x 5'8 (2.21m x 1.73m)



A modern and stylish shower room comprising of a good sized shower cubical with a 'Triton' shower, wash hand basin with a mixer tap, WC, chrome heated towel rail, ceiling spot lights. Tiled floor with under floor heating, part tiled walls and a frosted window to the front.

Bedroom two

11'11 x 10'8 (3.63m x 3.25m)



A good sized room with ample space for wardrobes, frosted window to the side, carpeted and ceiling spot lights.

Kitchen/diner/living room

25'11 x 12'1 (7.90m x 3.68m)



A light and airy room with floor to ceiling windows to the front, window to the side, stairs to the first floor and open plan to the kitchen area.

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Kitchen area



A modern kitchen with ample wall and base units with roll top work surfaces and an inset sink and drainer. Four ring hob, oven, extractor, recess for the washing machine, cupbaora housing the hot water cylinder, tiled floor and a window to the side.

Top floor landing

Carpeted, door to the roof terrace and doors to:

WC



Comprising of a WC, wash hand basin with mixer tap

Bedroom one

12'1 x 11'3 (3.68m x 3.43m)



A good sized bedroom with ample space for wardrobes, carpeted and a window to the front.

Roof terrace

12'1 x 10'0 (3.68m x 3.05m)



A great sized south facing roof terrace that is ideal for summer entertaining, out side tap and fully decked.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electricity

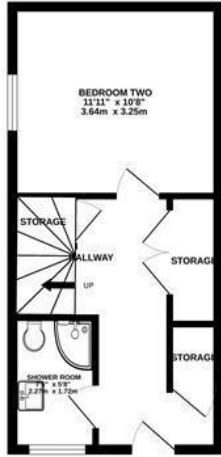
Appliances: All the appliances are untested

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

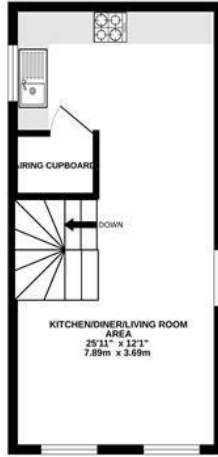
Broadband. Superfast, obtained from Ofcom

Parking. There is NO parking available

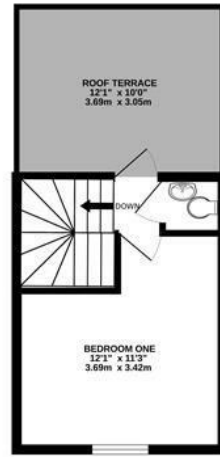
GROUND FLOOR
315 sq ft. (29.2 sq.m.) approx.



1ST FLOOR
315 sq ft. (29.2 sq.m.) approx.



2ND FLOOR
194 sq ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq ft. (76.5 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 misstatement. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	70

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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