



Walmsley
For Sale
0118 947 0511
walmsley.co.uk

Donkin Hill, Caversham, Reading, RG4 5DG

£390,000

Walmsley

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Walmsley Estate Agents are pleased to offer to the market a charming bay-fronted Victorian terrace property. The property is situated on one of Caversham's popular terrace roads. The well presented accommodation comprises entrance, bay fronted sitting room, dining room, beautifully appointed kitchen with wood work surfaces and wood floor throughout downstairs, landing, 2 double bedrooms, study/guest bedroom and a separately approached bathroom.

Externally the property benefits from residents permit parking with an enclosed rear garden with a raised area for outdoor entertaining.

Viewing highly recommended. Council tax band - C EPC - D

Donkin Hill is conveniently situated within close proximity of central Caversham, with good access to many local amenities including shops, supermarkets, cafés, bars and restaurants while also within easy walking distance of Reading town centre and mainline train station (Paddington 30 minutes).

<https://moverly.com/sale/5MWR7gjABUfBnqG3QY9nVb/view>

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





- Victorian Terrace
- Fully renovated
- Beautiful kitchen
- Bay fronted sitting room
- EPC D
- Council Tax Band C



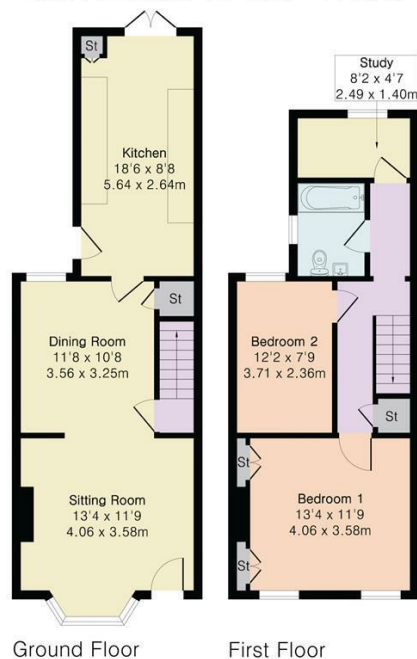
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Approximate Gross Internal Area 919 sq ft - 86 sq m

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 427 sq ft – 40 sq m



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

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