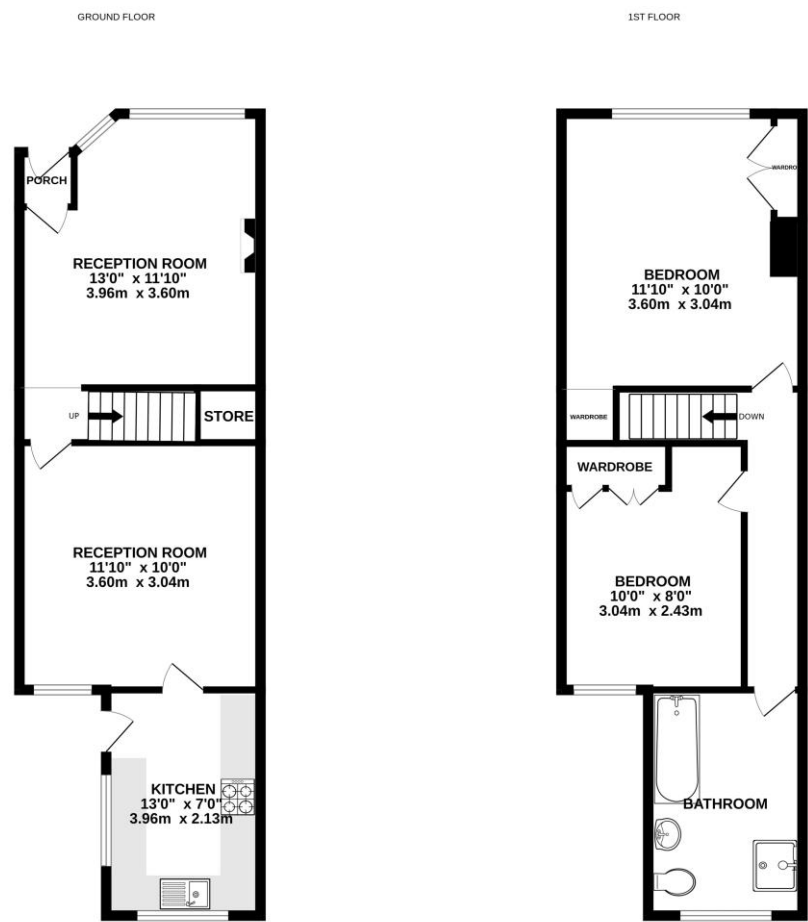




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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26 Coldicutt Street, Caversham, Reading, RG4 8DU  
Price £385,000 Freehold

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Masons are proud to offer to the market beautifully presented two bedroom Victorian terrace house, with private parking at the rear and space to build a large home office/workshop with separate access. The property is located in Caversham and close to Caversham and Reading centres, along with Reading mainline station. The property has undergone major improvements by its current owners and benefits from a 13ft living into double glazed bay window, an 11ft dining room, a replaced 13ft kitchen with quartz tops, an 11ft bedroom and re-fitted separately approached first bathroom. Large garden with rear access and parking. Viewing highly recommended.

- PARKING AT REAR
- Potential to Build Home Office with Separate Rear Access
- Immaculate Condition Throughout
- Major Improvement by its Current Owners
- 13ft Living Room
- 11ft Dining Room
- 13ft Replaced Kitchen
- Replaced Separate First Floor Bathroom
- Large Garden

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Front door to:

Living room:  
13'0" x 11'10" into  
double glazed bay  
window, feature  
fireplace.

Dining room:  
11'10" x 10'10" double  
glazed bay window, door  
to:

Kitchen: 13'0" x 7'0"  
double glazed twin  
aspect, a modern range  
of eye and base level  
units with quartz  
worktops and tiled  
surround, integrated  
oven, hob & extractor  
and additional  
appliances. Door to  
garden.

First floor landing has  
doors to:

Bedroom 1:  
11'10" x 10'10" double  
glazed front aspect.

Bedroom 2:  
11'10" x 10'0" double  
glazed rear aspect.

Bathroom: double  
glazed rear aspect, a re-  
fitted bathroom suite  
comprising of a panel  
enclosed bath, a  
separate shower cubicle,  
a low level wc and wash  
basin.

Outside: To the rear  
there is large garden  
with the added bonus of  
space for two cars at the  
end. The garden is  
mainly laid to lawn with  
variety of plants, shrubs  
and flowers. there is also  
a patio area and a  
timber shed.

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