



**Briants Avenue
Caversham, Reading, Berkshire RG4 5AS**

£365,000

Ideally located for access to both central Caversham and Reading mainline station with its fast links to London is this well presented mid terraced bay fronted Victorian House. On the first floor there are three bedrooms and a stylish shower room. On the ground floor there are two reception rooms, modern kitchen and a guest WC. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

Briants Avenue, Reading, Berkshire RG4 5AS

- Bay fronted mid terraced • Three bedrooms period house
- Modern & stylish upstairs • Two reception rooms bathroom
- Cast iron feature fire place & • Modern fitted kitchen guest WC
- Good sized south west facing • Easy reach of central Caversham garden
- EPC rating D • Council tax C

Hallway

7'11" x 2'10" (2.42 x 0.88)

Laminated entrance hallway with door to dining room and open-plan archway to living room.

Living room

12'0" x 12'5" (3.66 x 3.81)



Carpeted living room with large storage cupboard and window overlooking west-facing back garden that provides lots of natural light.

Dining room

12'6" x 9'2" (3.83 x 2.8)



Elegant bay-fronted Dining Room, carpeted, with feature fireplace

Kitchen

11'6" x 7'8" (3.51 x 2.36)



Spacious kitchen with tiled floor, plenty of wall and floor cupboards offering ample storage and space for oven, washing machine, dishwasher, fridge-freezer and a built in extractor. Double aspect windows to side and to rear garden and door to garden. Guest W/C is also accessed through the kitchen.

WC



Tiled cloakroom with WC and frosted window to the rear of the property.

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Landing

13'2" x 5'7" (4.03 x 1.71)



Carpeted landing with doors to

Bedroom One

11'6" x 7'8" (3.51 x 2.36)



Light filled and carpeted double bedroom with window overlooking west facing garden

Bedroom Two

13'1" x 6'0" (4 x 1.84)



Single bedroom with laminate flooring and window to front of house

Bedroom Three

10'1" x 5'10" (3.08 x 1.78)



Single bedroom with laminate flooring and window to front of house

Bathroom

10'1" x 5'11" (3.08 x 1.81)



Fully tiled bathroom with contemporary styling comprising WC, Sink and shower with frosted window to the rear of the property.

Garden



Well presented garden with decked patio, steps down to lawned area and patio at rear, also housing a small shed and covered area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

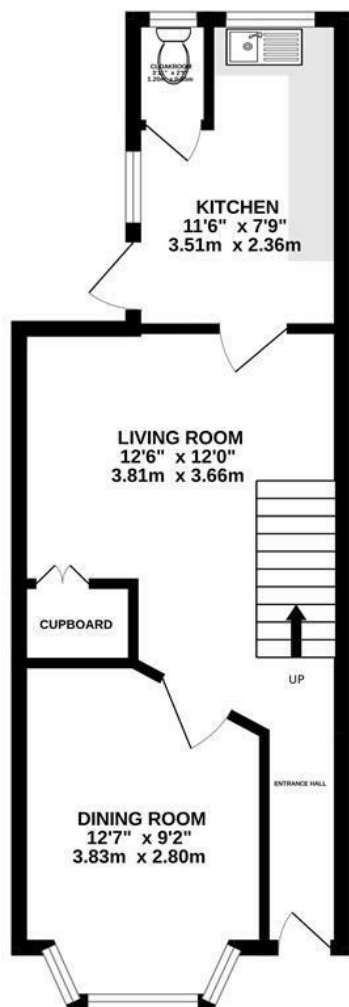
Heating. Gas

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

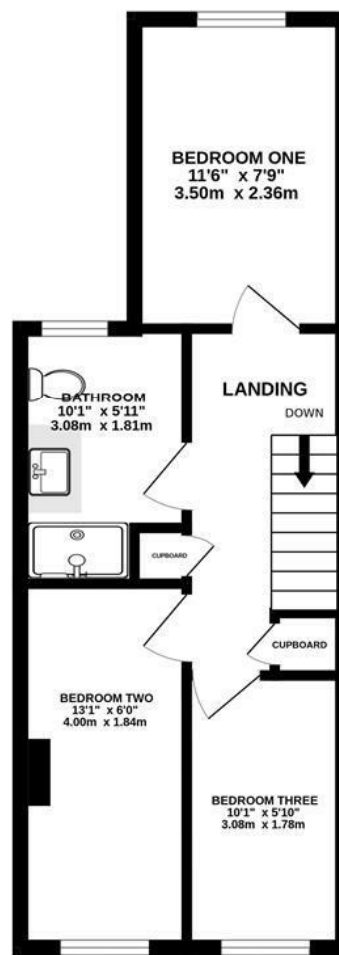
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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 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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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

