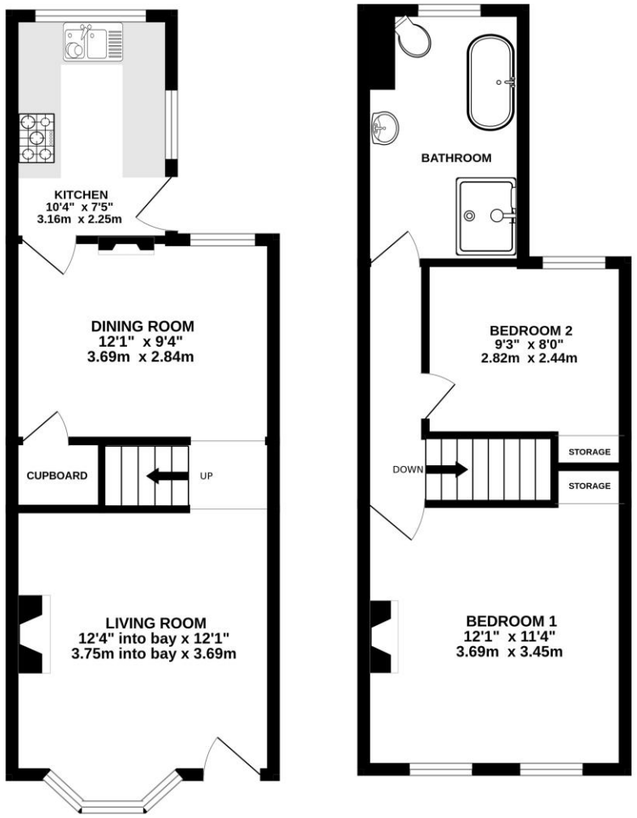
. . . move with ease

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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ESTATE AGENTS

278 Gosbrook Road, Caversham, Reading, RG4 8EB

OIEO £360,000 Freehold

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278 Gosbrook Road, Caversham, Reading, RG4 8EB

OIEO £360,000 Freehold

Masons are proud to offer to the market this 2 bedroom, bay fronted Victorian terrace family home situated within walking distance of Caversham & Reading centres along with Reading Mainline Station. The property has been well maintained by the current owners and has seen vast improvements during their ownership including a new roof, new boiler, new driveway, and a new kitchen and bathroom to name but a few. The spacious accommodation comprises of a 12ft bay fronted living room, a 12ft dining room, a 10ft modern kitchen, a 12ft bedroom 1, a 9ft second bedroom and a generous family bathroom. Further benefits include an approx. 90ft rear garden, driveway parking, gas central heating, UPVC double glazing, period features and potential for extension/loft conversion subject to the necessary planning consents. It is worth noting that previous planning consent was given for a loft conversion in 2021. VIEWING RECOMMENDED.

- Victorian
- 2 bedroom
- Driveway parking
- Period features
- Walking distance to Caversham/Reading centres
- Undergone vast improvements
- Scope for further extension
- Approx. 90ft rear garden
- Bay fronted

Front door opens into...

Living Room:
12'4" into bay x 12'1"
Bay fronted, double glazed with a cast iron feature fireplace, stairs leading to the first floor landing and an opening to the dining room.

Dining Room:
12'1" x 9'4"
Double glazed with a rear aspect, cast iron fire place, an under stairs storage cupboard and a door to the kitchen.

Kitchen:
10'4" x 7'5"
Double glazed with multiple aspects, fitted with a range of modern eye and base level units will roll edge wooden tops and tiled surround, 5 burner gas hob with extractor above, oven, double farmhouse sink, washing machine, dishwasher and space for further appliances.

Stairs between the living and dining room lead to the first floor landing which has doors to...

Bedroom 1:
12'1" x 11'4"
Double glazed with a twin front aspect, chimney breast with cast iron fireplace and storage cupboard.

Bedroom 2:
9'3" x 8'
Double glazed with a rear aspect and storage cupboard.

Bathroom:

Double glazed with a rear aspect, fitted with a freestanding bath, low level WC, hand wash basin and a large shower.

Outside:

To the rear the approx. 90ft garden is mainly laid with lawn but boasts a decking area at the rear next to a mature palm tree, all of which is bordered by mature trees and enclosed by timber fencing. To the front the property boasts block paved driveway parking.

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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.