



**Queens Road  
Caversham, Reading, Berkshire RG4 8DL**

**Guide Price £350,000**

GUIDE PRICE £350,000 to £365,000: CHAIN FREE: Set within this sought after area of Caversham that offers easy access to both central Reading and Reading mainline station with its fast links to London is this good sized mid terraced period house that has been recently redecorated. The property boasts three good sized bedrooms on the first floor. On the ground floor there are two reception rooms, open plan kitchen and a modern shower room. To the rear there is a good sized garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

## Queens Road, Reading, Berkshire RG4 8DL

- Central Caversham
- Chain free
- Mid terrace bay fronted house.
- Three double bedrooms
- Two reception rooms
- Modern open plan kitchen
- Good sized rear garden
- EPC Rating D
- Council Tax Band C
- Residents permit parking

### Entrance

Wood flooring, open to the living room, stairs to the first floor and doorway to the dining room

### Living room

12'0" x 10'11" (into the bay) (3.66m x 3.35m (into the bay))



A good sized living room with stripped wooden floors, bay fronted window to the front allowing plenty of natural light.

### Dining area

12'0 x 9'5 (3.66m x 2.87m)



A light and airy dining area with wood flooring, window to the garden, understairs storage, fitted kitchen units and open plan to the kitchen

### kitchen area

8'5 x 8'1 (2.57m x 2.46m)



A modern kitchen with ample wall and base units with wooden work surfaces and in set sink and drainer, gas hob, oven and extractor. Recess for the fridge/freezer and washing machine. Window and door to the garden, wall mounted boiler, door the shower room and open plan to the dining area.

### Bathroom

7'10 x 5'6 (2.39m x 1.68m)



A modern and stylish shower room comprises of a shower, low level WC sink with storage space underneath and a heated towel rail.

### Landing

Carpeted, loft access and doors to:

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### Bedroom one

12 x 9'3 (3.66m x 2.82m)



A light and airy bedroom with a window the front, carpeted and a fitted wardrobe.

### Bedroom three

12'5 x 8'1 (3.78m x 2.46m)



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

### Bedroom two

9'6 x 8'10 (2.90m x 2.69m)



Offering views over the rear garden is this good sized room, carpeted and space for wardrobes.

### Garden



An easy to maintain garden that is ideal for summer entertaining. There is a paved area that is ideal for those summer BBQ's and an area laid to lawn.

### Services

Water. Mains

Drainage. Mains

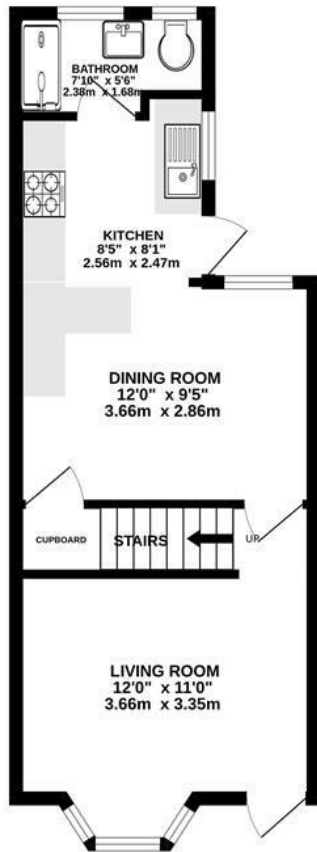
Electricity. Mains

Heating. Gas

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

Broadband. Superfast, information obtained from Ofcom

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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) <b>A</b>                                              |         | <b>88</b> |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         | <b>68</b> |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         | <b>87</b> |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         | <b>65</b> |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

