



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

Chain Free £415,000

LAUNCH DAY 7TH FEBRUARY - PLEASE CALL TO BOOK YOUR APPOINTMENT TO VIEW: CHAIN FREE: Set within the heart of Caversham with the popular shops and cafes only moments away is this well presented period house. The property boasts two double bedrooms and a separately approached bathroom on the first floor. On the ground floor there are two reception rooms and a good sized kitchen. The property boasts stripped wood flooring and offers numerous period features. To the rear there is an easy to maintain garden and garden shed. To appreciate the space on offer call now to view.

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- Central Caversham
- Two double bedrooms
- Easy to maintain garden with a shed.
- Two reception rooms
- Council Tax Band C
- Mid terrace period house with numerous features.
- Spacious upstairs bathroom
- Modern kitchen
- Double glazed and gas central heating.
- EPC Rating D

Living Room

13'9" x 13'1" (4.2 x 4.0)

A light and airy living room with original wooden floorboards. There is a working fireplace and two small built in cupboards for storage.

Dining Room

12'1" x 10'2" (3.7 x 3.1)



A good size dining room perfect for entertaining. Stripped wood floorboards, two built in sideboards, a feature fireplace, understairs storage cupboard, window overlooking the garden and a door to kitchen

Kitchen

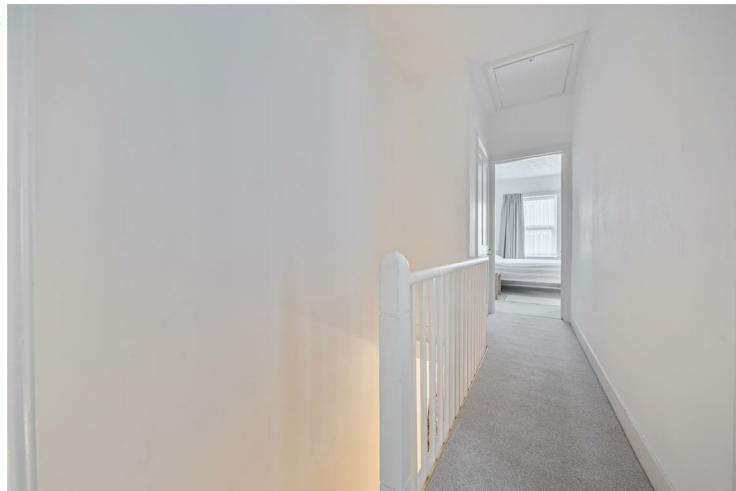
9'10" x 6'10" (3.0 x 2.1)



A modern Bosch designed kitchen with views to the garden. Ample wall and base units, roll top work surfaces with an inset

sink and drainer. five ring gas hob, double BOSCH electric oven and extractor, recess for a dishwasher, washing machine and for the fridge freezer. Wall mounted boiler, splash backs, tiled floor and a door to the garden.

Landing



Carpeted, loft access, storage cupboard and doors to:

Bedroom One

13'1" x 10'9" (4.0 x 3.3)



A spacious carpeted double bedroom and two windows overlooking the street. Mirrored built in wardrobes run across one wall and a cast iron feature fire place.

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Bedroom Two

12'1" x 7'6" (3.7 x 2.3)



A good size carpeted double bedroom, with views over the garden and a cast iron feature fireplace.

Bathroom



A large upstairs bathroom, with plenty of character. that compromises of a low level w/c, wooden paneled bath with wall mounted shower. Below the sink is a spacious storage cupboard. Window to the rear and a feature fire place.

Garden



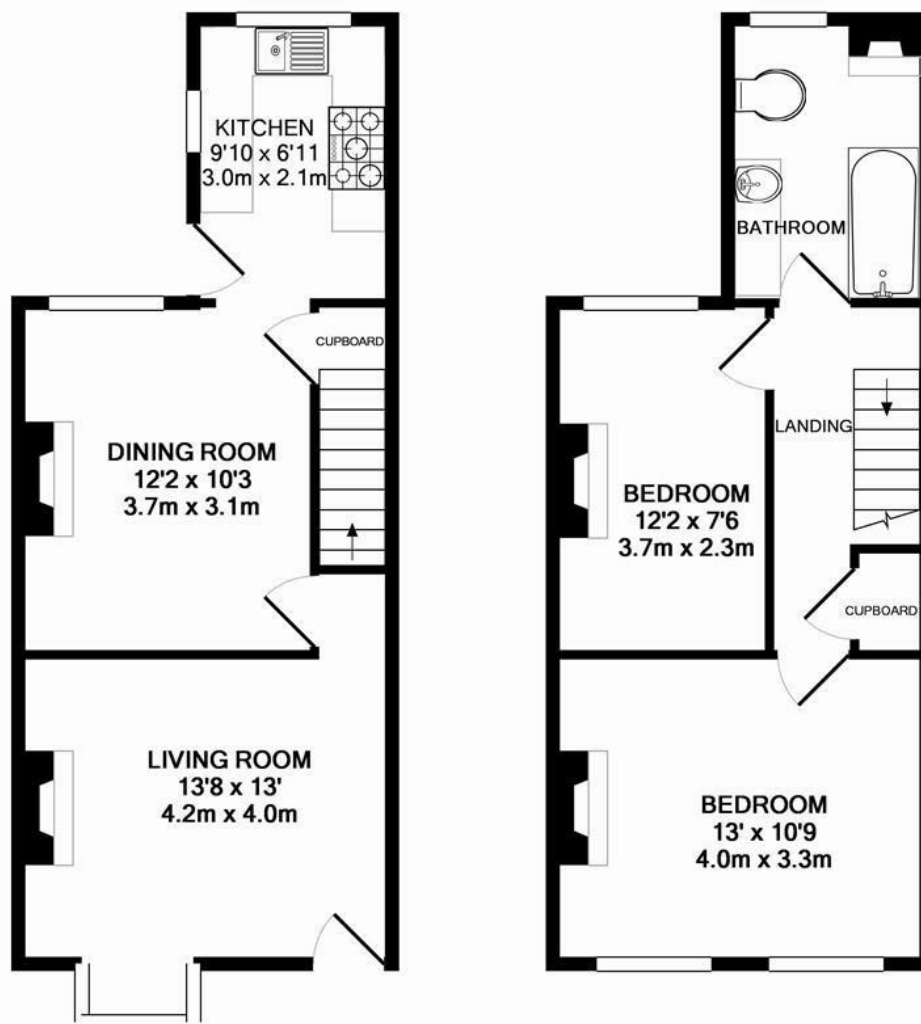
A well designed enclosed paved garden that is ideal for summer entertaining., with an area of AstroTurf. At the bottom of the garden is a large shed with electricity with plenty of storage place and has electricity.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

Broadband. Ultrafast, information obtained from Ofcom website



GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | | |
| | 62 | 75 |
| 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 | | |
| | 66 | 67 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

