



Hemdean Road, Caversham, Reading, RG4 7QJ

£275,000

Walmsley

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We are pleased to offer this popular ground floor maisonette with the benefit of a garage, situated on a popular road, convenient for Caversham centre. The accommodation comprises - entrance hall, kitchen, sitting room/dining room, bathroom and two double bedrooms. Additional advantages include gas radiator central heating and designated garden area (front section and first half of the rear garden). The property is situated in a convenient location, close to shops and open countryside. Caversham centre easily accessed. Viewing is strongly recommended. EPC rating C. Council tax band C.

Lease 999 years from 1956
Ground rent £10 per year
No service charge

Tenure - Leasehold

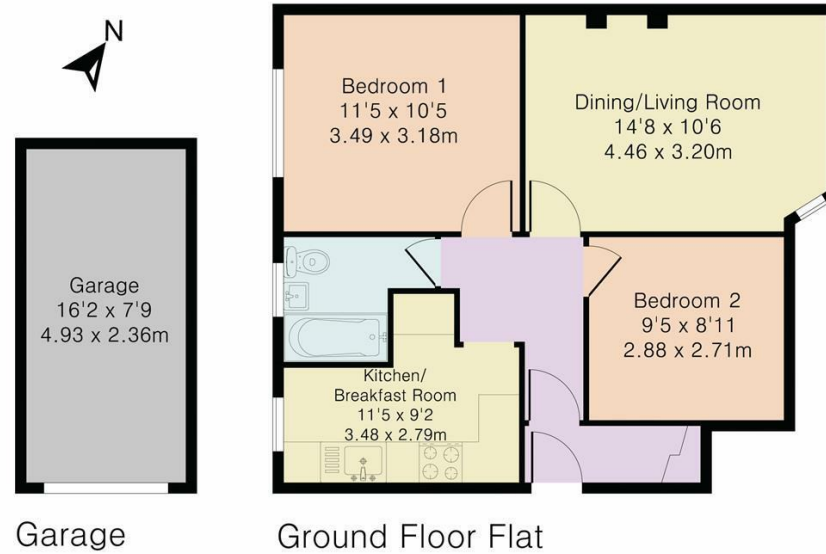




- Ground floor maisonette
- Living/dining room
- Kitchen
- Two bedrooms
- Garden
- Garage

 2  1  1  C

Approximate Gross Internal Area 682 sq ft – 64 sq m
 Ground Floor Flat Area 557 sq ft – 52 sq m
 Garage Area 125 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

