



Coldicutt Street, Caversham, Reading, RG4 8DU

£439,950

Walmsley

## Coldicutt Street, Caversham, Reading, RG4 8DU

Walmsley Estate Agency are pleased to offer to the market this superb example of a bay-fronted end of terrace Victorian home with garage and driveway parking. The well-presented accommodation comprises entrance, sitting room with feature fireplace, separate dining room, modern kitchen (with integrated hob/oven and dishwasher), utility room/WC (formerly a shower room. Shower tray could be re installed should somebody require a ground floor wash facility), landing, two first floor double bedrooms, and a separately approached modern first floor bathroom with separate shower cubicle. Approached via a hatch in Bedroom 1 is a useable loft space, which has been floored and plastered. Externally the property benefits from a generous size, mature rear garden, with rear pedestrian and vehicles access, not to mention a detached garage and driveway parking. Viewing highly recommended. EPC rating E. Council tax band C.

Coldicutt Street is walking distance of Caversham town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames. For commuters, Reading town centre and Reading mainline station is easily accessible on foot (0.7 miles). The mainline station provides a direct line to London Paddington and Cross Rail services.

### Tenure - Freehold





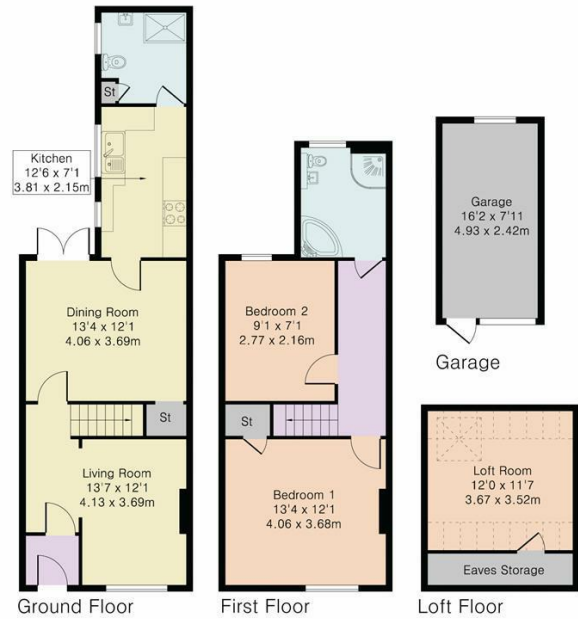
- End or terrace
- Character features
- Excellent condition
- Two double bedrooms
- First floor bathroom
- No onward chain

2 1 2 E





Approximate Gross Internal Area 1194 sq ft – 111 sq m  
 Ground Floor Area 503 sq ft – 47 sq m  
 First Floor Area 424 sq ft – 39 sq m  
 Loft Floor Area 139 sq ft – 13 sq m  
 Garage Area 128 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.



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