



WASHINGTON ROAD, CAVERSHAM, READING, RG4 5AA  
OFFERS IN EXCESS OF £375,000 FREEHOLD

A THREE BEDROOM BAY FRONTED VICTORIAN  
TERRACE WITH A LARGE REAR GARDEN A SHORT  
WALK FROM THE RIVER THAMES

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## DESCRIPTION:

A well-proportioned three bedroom bay fronted Victorian terrace house in this popular location. Situated a close to the centre of Caversham with its excellent selection of cafes, bars, restaurants, shops, health club and Waitrose. The River Thames is also a short walk away via Christchurch Meadows as is Reading Station with its direct links to London Paddington in under 25 minutes. Ground floor accommodation comprises two reception rooms, a fitted kitchen and a bathroom. There are three double bedrooms on the first floor and access to a partially converted loft. To the rear of the house there is a generous garden measuring approximately 150ft (45m.) in length offering a great outdoor space for relaxing. The property further benefits from off road driveway parking to the front. This well located home would make a great first time purchase, suit a young family or someone downsizing.

## AT A GLANCE

- Three Bedroom Victorian Terrace
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Partially Converted Loft
- Large Garden Measuring Approx. 150ft. in Length
- Off Road Parking
- Walk to River Thames and Central Caversham



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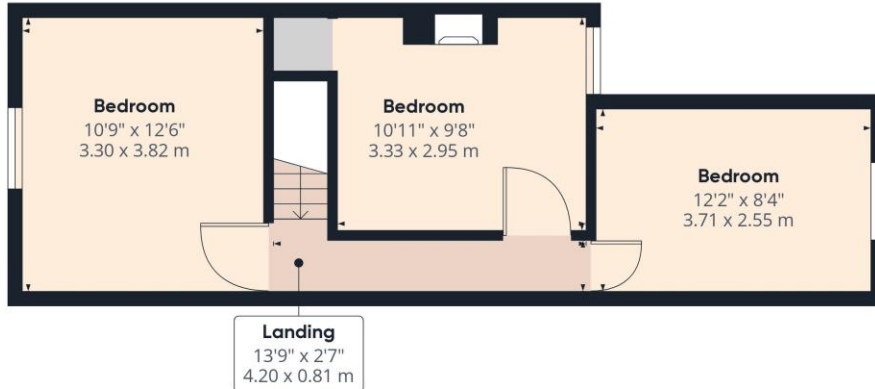


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Ground Floor



Floor 1

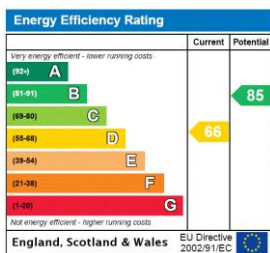
Approximate total area<sup>(1)</sup>  
846.17 ft<sup>2</sup>  
78.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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