



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

£360,000

GARAGE & OFF ROAD PARKING. Offering easy access to Reading mainline station and soon to open Crossrail is this well presented end of terrace Victorian period house. On the first floor there are two double bedrooms, stylish bathroom and access to a great loft room. On the ground floor, there are two reception rooms, modern kitchen and a stylish shower room. Externally there is a fantastic garden that stretches approximately 80ft with a garage and off road parking to the rear. The shops and amenities of central Caversham are only moments away. To appreciate the space on offer, call now to view.

2 Coldicutt Street, Reading, Berkshire RG4 8DU

Hallway

A tiled hallway with a door leading to the living room.

Living room

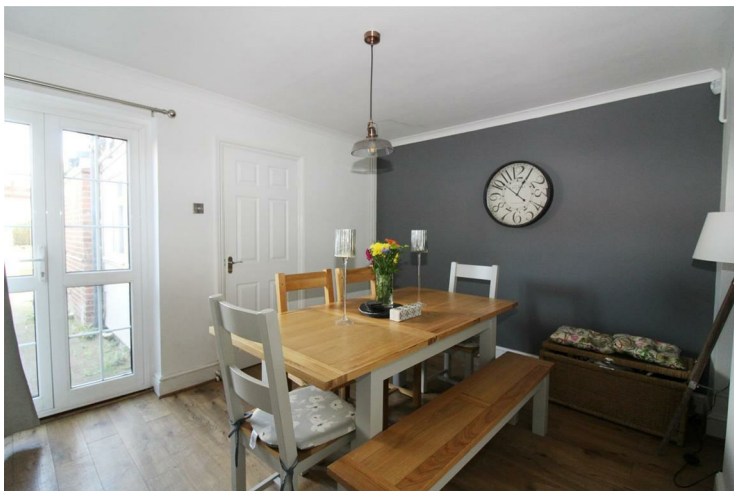
11'11 x 10'3 (3.63m x 3.12m)



A light and airy living room with a double glazed bay window to the front. Wood flooring, ornamental fireplace and radiator.

Dining room

12'1 x 10'3 (3.68m x 3.12m)



A spacious room with double doors leading to the garden, radiator, under stairs storage, wood flooring and door to the kitchen.

Kitchen

12'5 x 6'11 (3.78m x 2.11m)



A modern kitchen with ample wall and base units, roll top work surfaces with inset sink and drainer. Four ring hob, oven, dishwasher, recess for fridge freezer and washing machine. Tiled floor, ceiling spotlights and double glazed windows to the side.

Shower room

7'7 x 7'1 (2.31m x 2.16m)



A modern and stylish shower room comprising of a wash hand basin, WC and a large shower with wall mounted chrome fittings. Tiled floor, chrome heated towel rail, extractor, frosted double glazed window and cupboard housing the boiler.

Landing

Carpeted and doors to:

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Bedroom one

12 x 10'3 (3.66m x 3.12m)



Offering views to the front is this good sized bedroom, double glazed window, radiator, cast iron feature fireplace, ample space for the wardrobes and access via pull down ladder to the loft room.

Bathroom

9'1 x 6'11 (2.77m x 2.11m)



A modern and stylish bathroom comprising of a corner bath with mixer tap, separate shower with wall mounted fittings, WC and wash hand basin. Tiled walls, frosted double glazed window and chrome heated towel rail.

Bedroom two

10'4 x 8'11 (3.15m x 2.72m)



A good sized bedroom with a double glazed window overlooking the garden, carpeted and radiator.

Loft room

11'11 x 11'3 (3.63m x 3.43m)



A good sized room currently used as a 'cinema' room, laminate wood flooring, eaves storage, ceiling spotlights and Velux window to the rear. Accessed via pull down ladder from bedroom one.

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Garden

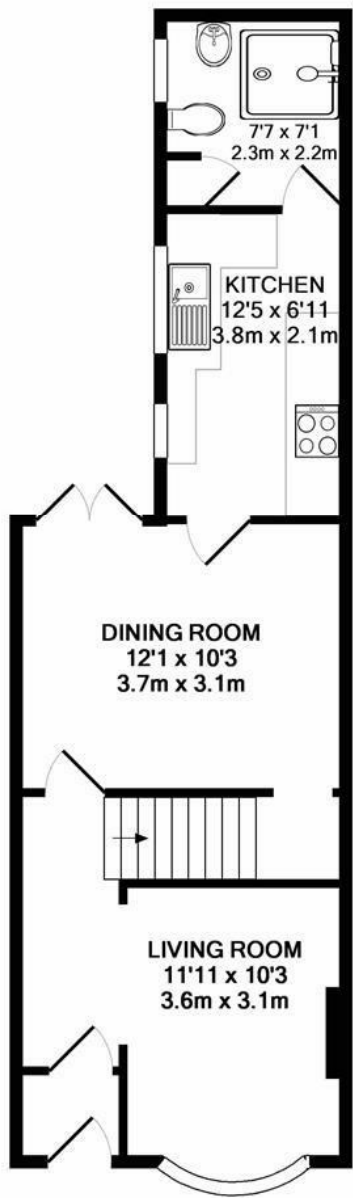


A great sized garden that stretches approximately 80ft. A patio area for that is ideal for those summer BBQ's and an area mainly laid to lawn. There are side and rear access gates as well as door to the garage.

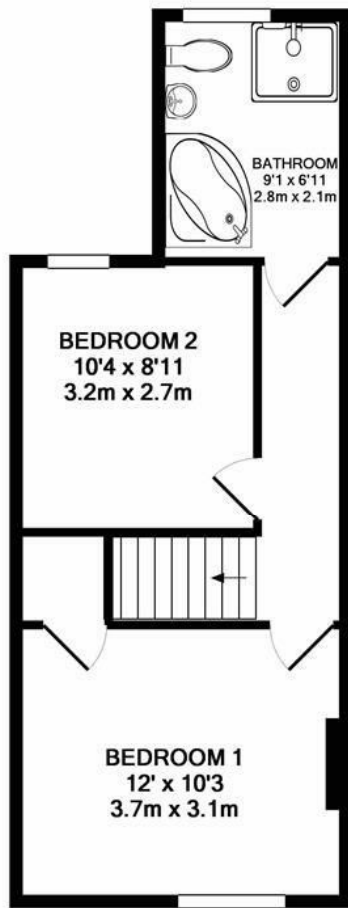
Garage



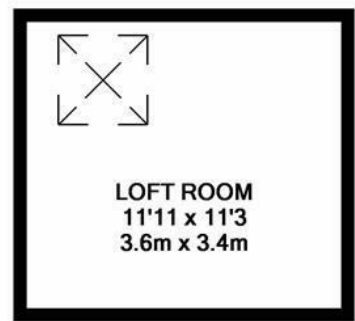
A good sized garage with off road parking in the front



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 133 SQ.FT.
(12.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	53
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	47
(39-54) E	47
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

