



**GEORGE STREET, CAVERSHAM, READING, RG4 8DG  
OFFERS IN EXCESS OF £320,000 FREEHOLD**

**TWO BEDROOMS AND A FOUR PIECE  
BATHROOM IN A POPULAR LOCATION**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



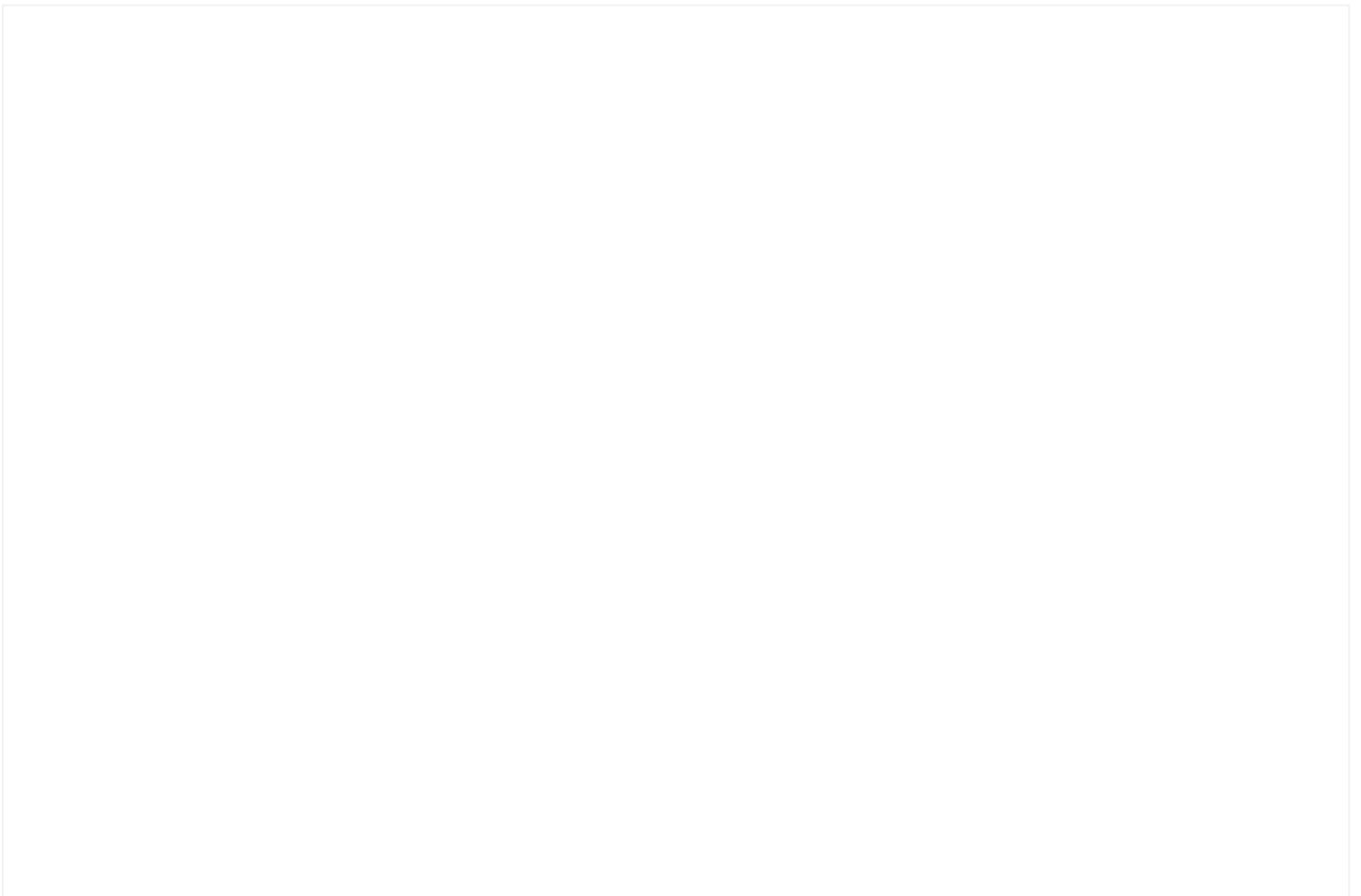
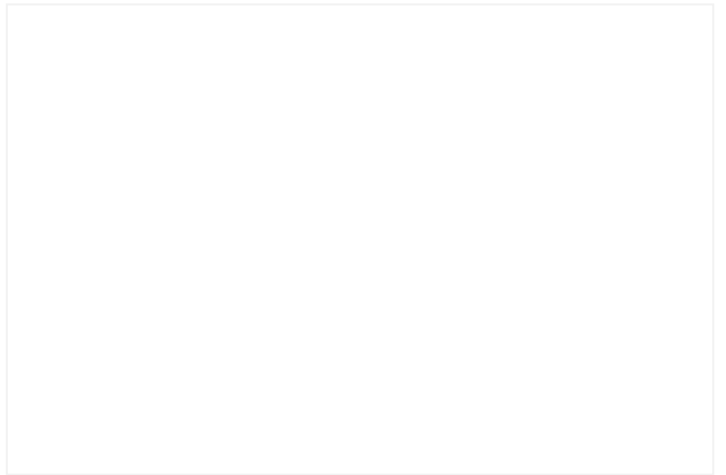
## DESCRIPTION:

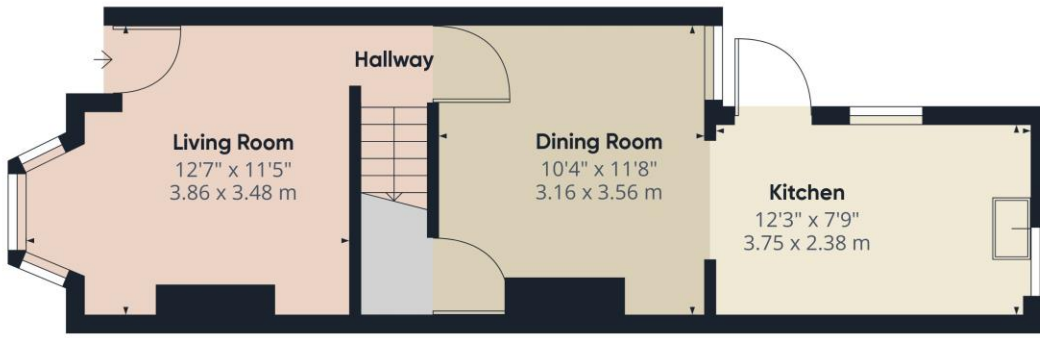
A charming bay fronted period terraced home located in a popular location within easy access of Reading Town centre and mainline Railway station and central Caversham with its wide range of facilities. This property features two bedrooms, living room, dining room and a dual aspect kitchen. On the first floor there are two bedrooms and a separately approached four piece first floor bathroom. There is also an established garden and gas radiator heating.

## AT A GLANCE

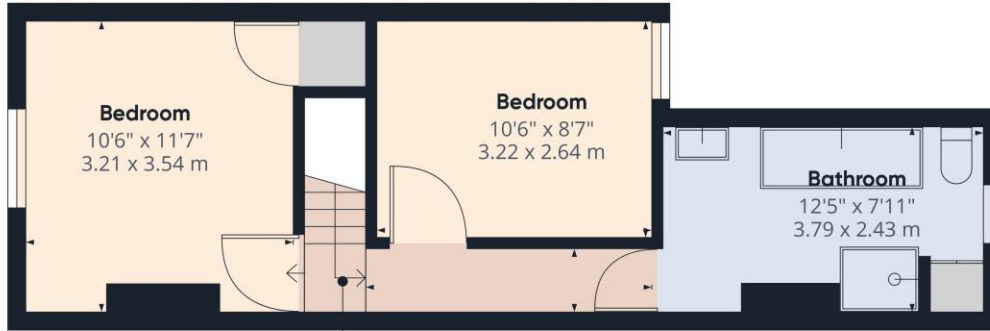
- Two reception rooms
- Gas radiator heating
- Kitchen
- Four piece bathroom
- Replacement double glazed windows
- Established garden
- Close to Reading train station







Ground Floor



Floor 1

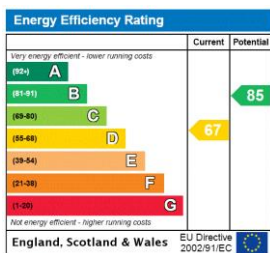
Approximate total area<sup>(1)</sup>  
710.02 ft<sup>2</sup>  
65.96 m<sup>2</sup>

(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:**

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.

**Winkworth**

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.