



Gosbrook Road, Caversham, RG4 8EB.

Guide Price £280,000 *Freehold*

3 2 1

Three bedroom home in need of complete modernisation.

This three-bedroom period home is ideally located within easy reach of Caversham's vibrant centre, Reading railway station, and picturesque walks along the River Thames.

Requiring complete refurbishment, the property has been priced accordingly and offers an excellent opportunity for buyers looking to renovate and add value.

The accommodation comprises three double bedrooms, a family bathroom, two separate reception rooms, a ground-floor WC, and a spacious kitchen. To the rear, the property benefits from an approximately 60ft private garden, currently uncultivated and offering great potential for landscaping.

The property is offered to the market with no onward chain, ensuring a straightforward purchase.

KEY FEATURES

- Three bedroom house in Caversham
- In need of modernisation
- Three bedrooms
- Two reception rooms
- No onward chain
- 60ft rear garden



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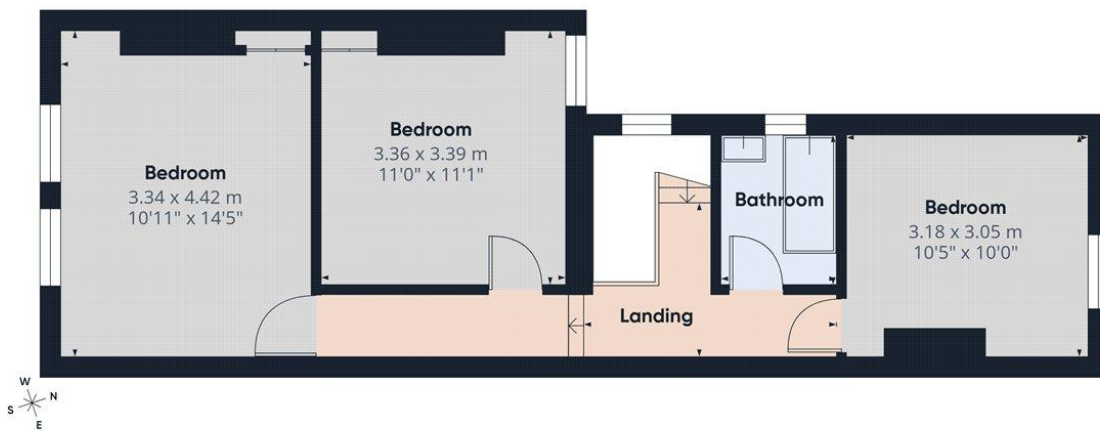


MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: F



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
92.8 m²
997 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260383>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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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