

Westfield Road, Caversham, Reading, Berkshire, RG4 8HL

3 1 1

Guide Price -£450,000 *Freehold*

Offered to the market with the added benefit of no onward chain complications, this three-bedroom detached home is situated in a favoured residential road in Caversham. The property offers excellent potential for improvement and modernisation, together with scope for extension (subject to the necessary planning permissions), making it an ideal opportunity for buyers looking to create and personalise a home to their own requirements.

The accommodation comprises an entrance hall, open-plan lounge/dining room, separate kitchen, three bedrooms and a first-floor family bathroom. Externally, the property benefits from a private enclosed rear garden with side access, together with a garage and driveway providing off-road parking.

An excellent opportunity to acquire a detached family home in a popular Caversham location, offering considerable potential and the advantage of no onward chain.

KEY FEATURES

- Three Bedroom Detached Home
- Located in a Popular Favoured Road
- Double glazed and Gas Central Heating
- In Need of Modernisation
- Scope to Extend
- Garage & Driveway Parking
- No Onward Chain



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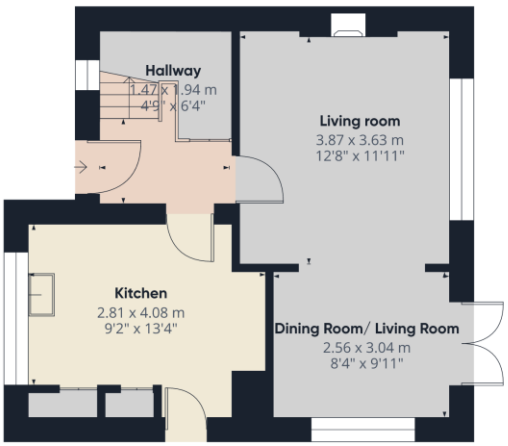




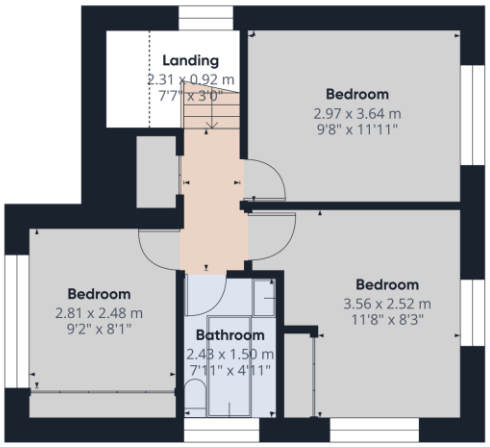


MATERIAL INFO

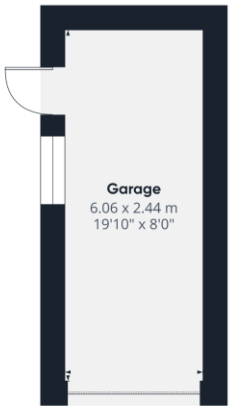
Tenure: Freehold
Council Tax Band: D
EPC rating: E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA[1]
95.38 m²
1026.68 ft²

Main building total
95.38 m²
1026.68 ft²

Building 2 total
17.5 m²
188.39 ft²

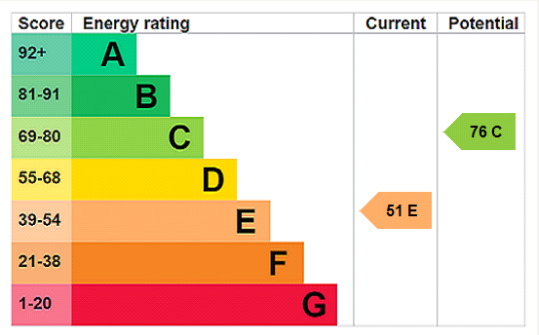
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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