



Send Road, Caversham, Reading, RG4 8EH

£235,000

Walmsley

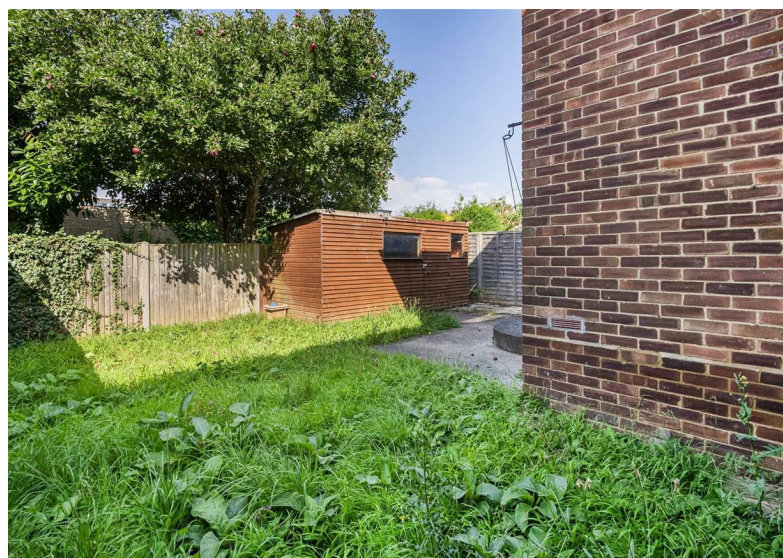
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A ground floor maisonette, with the benefit of a garage and private rear garden, situated in a central location, convenient for Caversham and Reading. The property requires general modernisation and refurbishment and comprises, Hall with storage cupboards, sitting room, kitchen, 2 bedrooms bathrooms and separate WC. Viewing recommended. Council tax band B. EPC C.

- * The property will be sold with an extended lease, so in total there will be 168 remaining.
- * Peppercorn ground rent.
- * £0 service charges.

Tenure - Leasehold

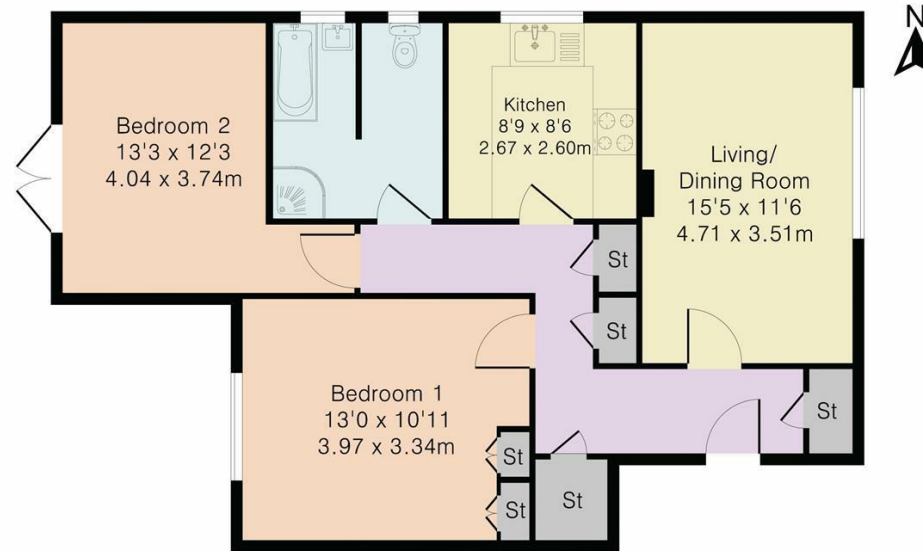




- No onward chain
- In need of modernisation
- Two bedrooms
- Ground floor
- Walking distance of station
- Walking distance of Caversham
- Council tax B
- EPC rating C



Approximate Gross Internal Area 707 sq ft – 66 sq m



Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

