



**SWANSEA ROAD,  
READING, RG1 8HA  
Price Guide £350,000**

A well presented three bedroom Victorian terrace only a 7 minute walk to Reading station and town centre beyond. Benefitting from family bathroom, separate shower room and low maintenance rear garden. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS

## **LIVING ROOM**

Large lounge with front aspect bay window

## **DINING ROOM**

Spacious dining room with under stair cupboard offering ample storage, rear aspect window



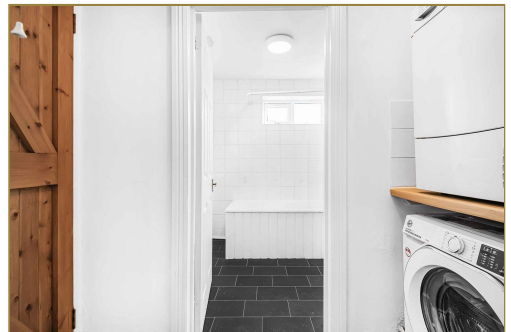
## **KITCHEN**

Fitted kitchen with a range of base and eye level units with appliances including fridge/freezer, electric oven and gas hob, door leading to



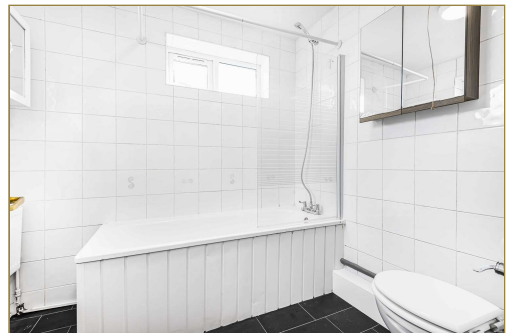
## **UTILITY AREA**

Housing washing machine and tumble dryer



## **BATHROOM**

Comprising three piece white suite with shower over bath



## **STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING**

The landing gives access to bedrooms and shower room

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**BEDROOM ONE**

Large double bedroom with front aspect windows



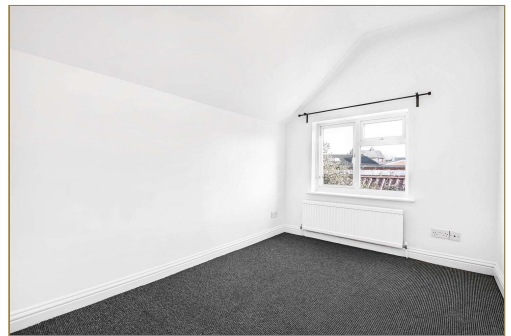
**BEDROOM TWO**

Double bedroom with rear aspect window



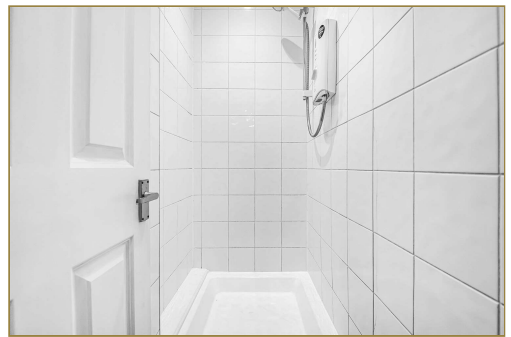
**BEDROOM THREE**

Spacious double bedroom with rear aspect window



**SHOWER ROOM**

Shower room with electric shower



**REAR GARDEN**

Recently landscaped low maintenance rear garden



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**DIRECTIONS**

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street continuing through the traffic lights over Caversham Bridge into Caversham Road turning right into Swansea Road

**TENURE**

Freehold

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,550

**SCHOOL CATCHMENT**

E.P Collier Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band C

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

ENERGY RATING D

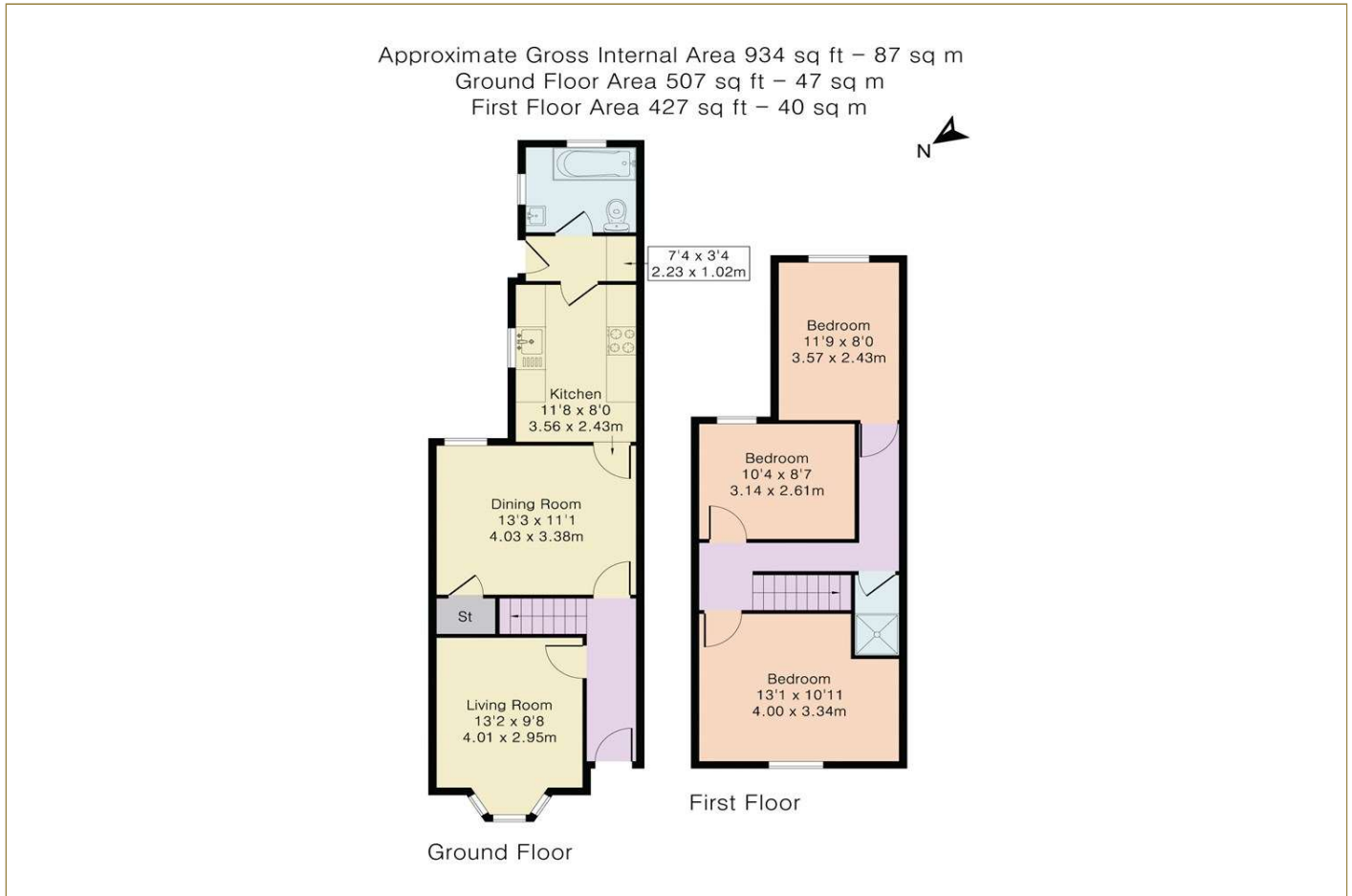
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0138-4091-6219-5001-6994>

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### FLOORPLAN

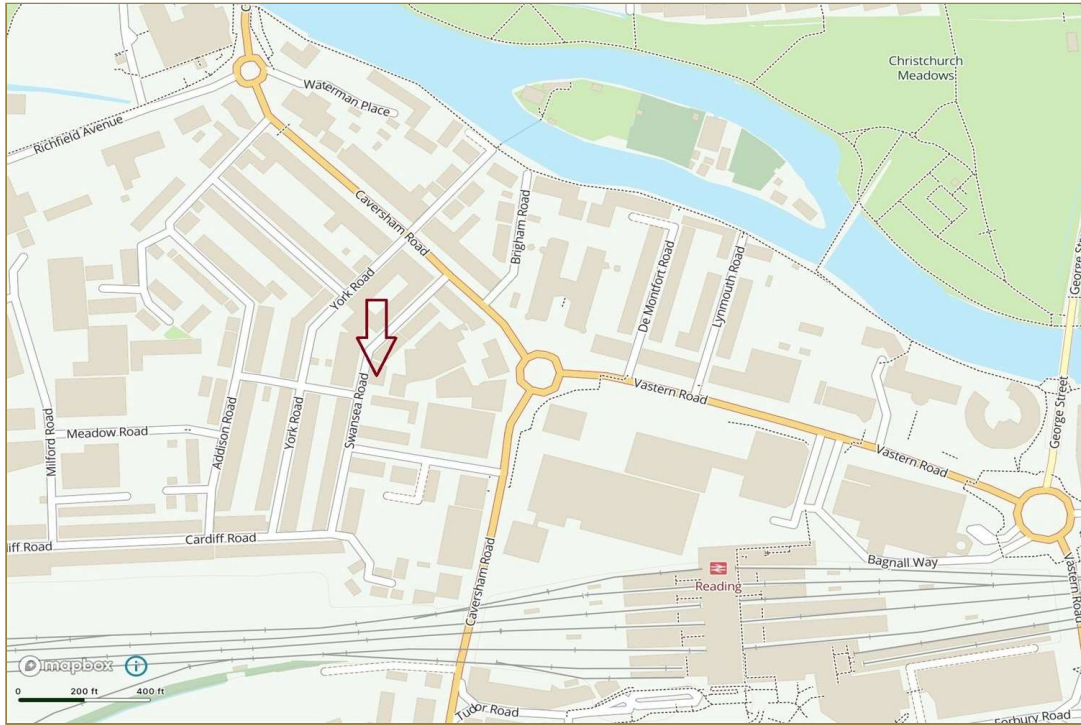
These floor plans are for guidance purposes only and are not to scale



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### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct



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