

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**YORK ROAD  
READING, RG1 8DX**

**£285,000**

A well presented terraced house, located only a short walk from Reading mainline station. Ground floor accommodation comprises living room, dining room, kitchen with appliances and bathroom. To the first floor there are three bedrooms (2 + 1 layout). Low maintenance courtyard style garden. No onward chain!

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## LIVING ROOM

Living room with front aspect window



## DINING ROOM

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



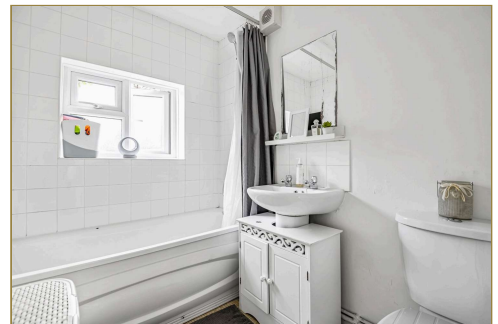
## KITCHEN

Side aspect window, fitted kitchen with eye and base level storage units, with appliances including fridge, stand alone cooker and washing machine. Leading to inner lobby providing access to rear garden



## BATHROOM

Rear aspect window, three piece white suite with shower over bath



## BEDROOM ONE

Double bedroom with front aspect window



**BEDROOM TWO**

Double bedroom with rear aspect window



**BEDROOM THREE**

Single bedroom with rear aspect window



**REAR GARDEN**

Low maintenance courtyard style garden



**DIRECTIONS**

Leave Caversham via Caversham Bridge and proceed into Caversham Road, turning right into York Road where the property will be found on the left hand side

**TENURE**

Freehold

**SCHOOL CATCHMENT**

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

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,395

**COUNCIL TAX**

Band C

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

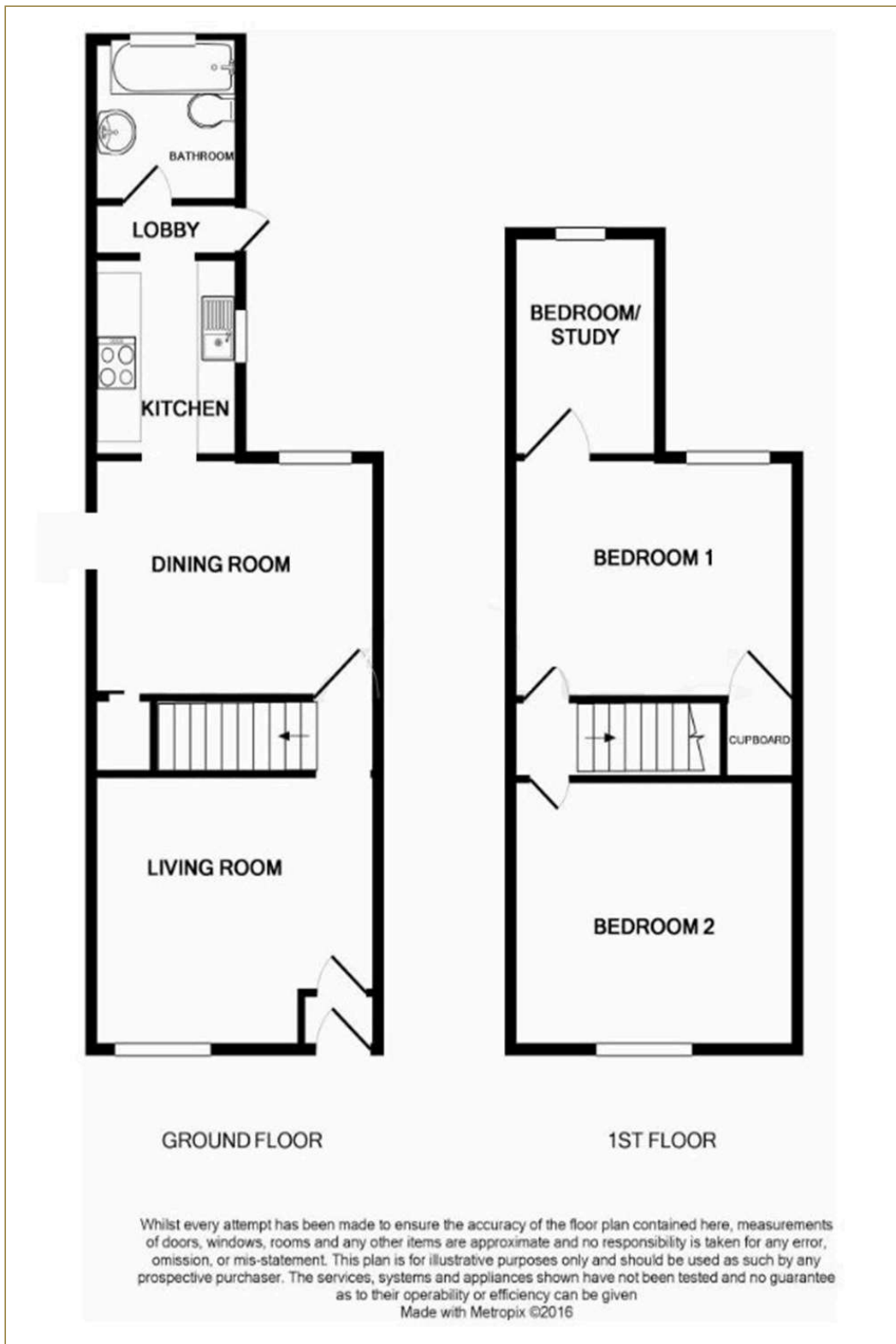
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2838-1006-6211-6841-6950>

**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

### FLOOR PLAN

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



### LOCATION

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

