

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SWANSEA ROAD,
READING, RG1 8HA**

£350,000

Ideal for commuters as this property is approximately 7 minutes from Reading train station. The property offers three double bedrooms and upstairs bathroom, along with a new kitchen.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

LOUNGE

Large reception room to the front of the home, with built in storage



DINING ROOM

13ft dining room, opening onto the kitchen and window looking out to the garden.



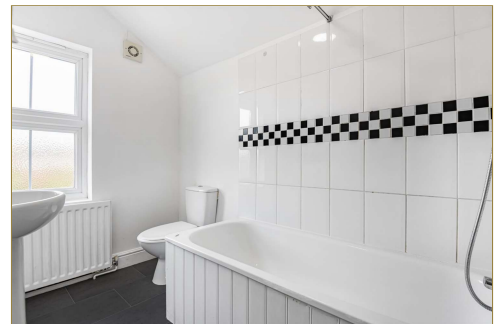
KITCHEN

Re fitted kitchen with gas hob, electric oven, dishwasher, washing machine and dryer



BATHROOM

Separate shower room, and w/c and main family bathroom



BEDROOM ONE

Good size double bedroom over looking the garden



BEDROOM TWO

Double bedroom to the front of the property



BEDROOM THREE

Double bedroom in the loft conversion with built in wardrobe



REAR GARDEN

Enclosed mature south east facing rear garden



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

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

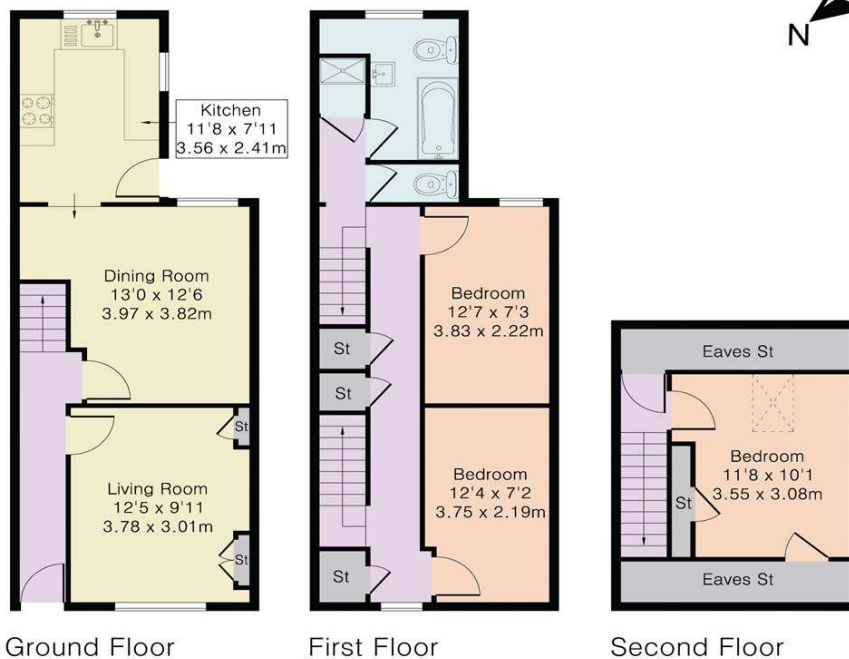
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0768-3991-6239-5608-6910>

FLOOR PLAN

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

Approximate Gross Internal Area 997 sq ft – 92 sq m
 Ground Floor Area 423 sq ft – 39 sq m
 First Floor Area 423 sq ft – 39 sq m
 Second Floor Area 151 sq ft – 14 sq m



LOCATION

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

