

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DERBY ROAD, CAVERSHAM READING, RG4 5EY

£410,000

A smart two bedroom townhouse, internally improved to offer an excellent open plan living area downstairs complemented by two bedrooms and upstairs bathroom with vaulted ceilings. Includes fitted kitchen, downstairs cloakroom, south facing rear garden and double length parking space.

Private road location approx. 25 minutes to Reading station

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

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ENTRANCE HALL

Attractive tiled flooring

LIVING/DINING ROOM

18'1 (5.51m) x 16'6 (5.03m)

With engineered wood flooring throughout the whole ground floor, large double doors leading to garden, two radiators, open understairs area suitable for small study area

**KITCHEN**

11'3 (3.43m) x 7' (2.13m)

This room has been adapted to open on to the living room and is well fitted with worktops extending on to a useful breakfast bar, range of cupboards and drawers, fitted gas hob with electric oven below and stainless steel extractor hood over, space for fridge freezer, plumbing for washing machine, front aspect

**STAIRCASE TO FIRST FLOOR LANDING**

Vaulted ceiling, radiator, storage cupboard

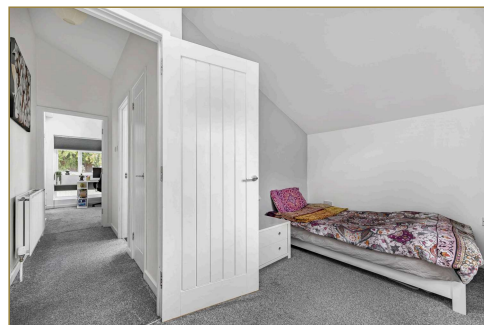
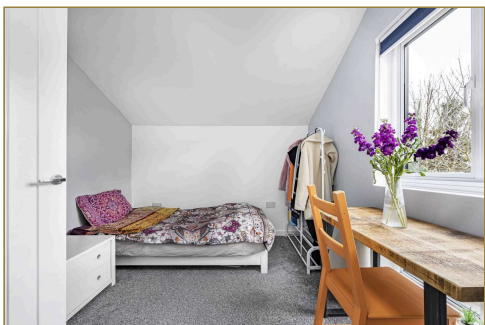
BEDROOM ONE

12'4 (3.76m) x 10'3 (3.12m)

Front aspect with overhead skylight window, two fitted double wardrobes with cupboards above and drawers below, radiator, 10ft high vaulted ceiling

**BEDROOM TWO**

Rear aspect, radiator, large wardrobe/storage cupboard, 10ft high vaulted ceiling



BATHROOM

Four piece suite comprising: shower cubicle, bath, w.c, inset wash hand basin with cupboards, chrome towel rail, two overhead skylights, tiled floor, vaulted ceiling

**FRONT AND REAR GARDEN**

To the front is a small lawned garden and to the rear is a south facing garden with patio area and useful rear gate

**PARKING**

Located just past No.8 Derby Road are two paved parking spaces in tandem, on the left side of the parking bay

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, right into Derby Road where the property will be found on the right hand side

TENURE

Freehold

NOTE

This property is part of the Field View estate that include communal grounds so there is a yearly estate charge of approx. £250 per annum and a Derby Road Fund Association private road charge of approx. £60 per annum. For more information please visit: www.derbyroad.co.uk

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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

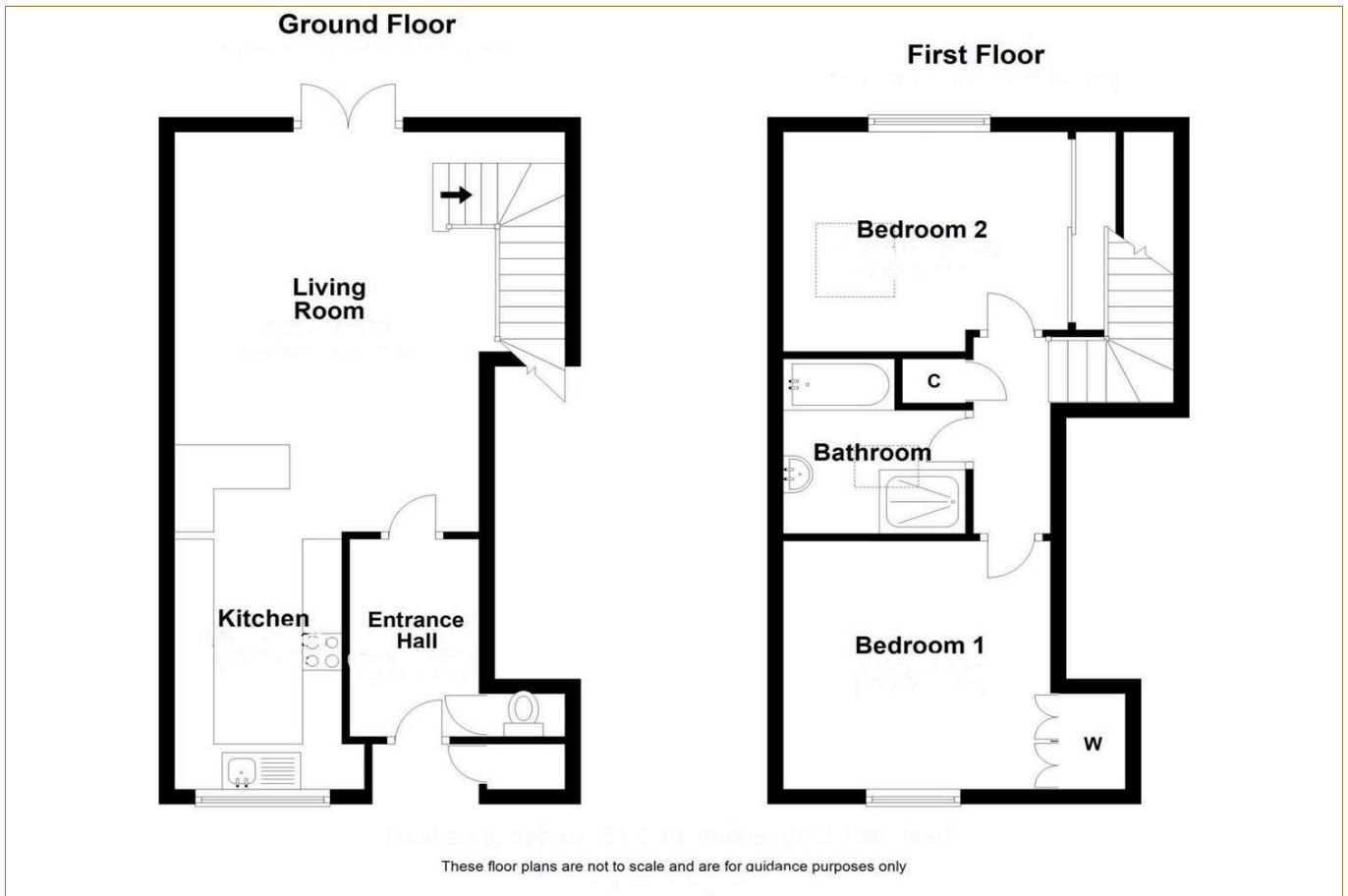
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/8409-2193-0329-0597-9253>

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

