

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KINGS ROAD, CAVERSHAM READING, RG4 8DS

£400,000

A three storey Victorian terrace situated approx. half a mile from Reading station and River Thames walks. Currently set as an investment property with an annual yield of £30,900, it includes three/four bedrooms, one/two reception rooms, two bathrooms, fitted kitchen, garden and can be easily set as one main residence. No onward chain & EPC ~ C.

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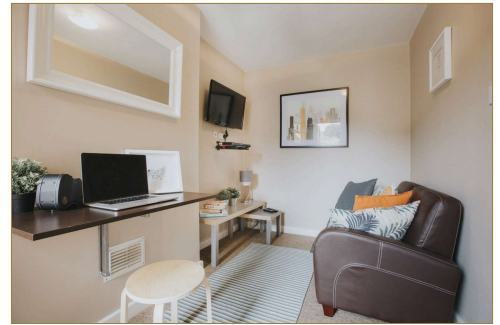
ENTRANCE HALL

RECEPTION ROOM / BEDROOM

Front aspect

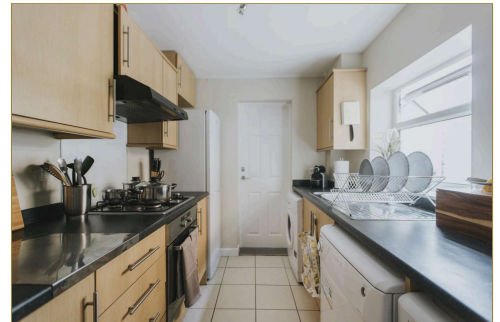
LIVING ROOM

Door to rear garden



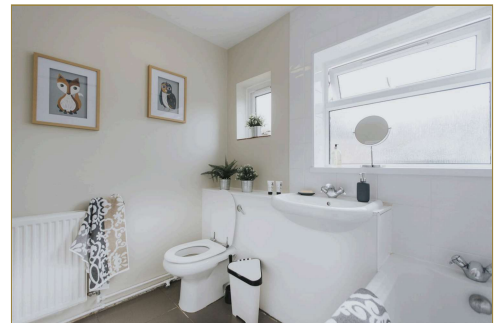
KITCHEN

Fitted with a range of units and worktops with sink unit, side aspect, appliance space, door to:



BATHROOM

Three piece suite comprising: panelled bath, low level w.c, wash hand basin, rear aspect windows

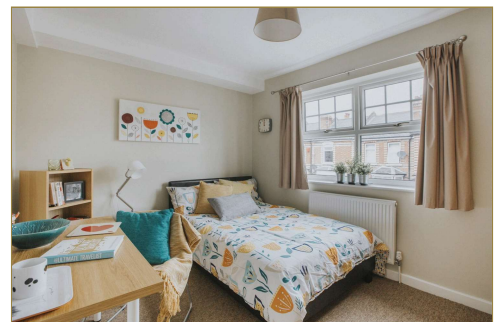


STAIRCASE TO FIRST FLOOR LANDING

With further stairs to top floor

BEDROOM

Front aspect



BEDROOM

Rear aspect



SHOWER ROOM

Three piece suite comprising: shower cubicle, low level w.c, wash hand basin, rear aspect

STAIRCASE TO TOP FLOOR

BEDROOM

Rear aspect, full width storage cupboards



OUTSIDE

To the rear of the property is an enclosed garden

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,600

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

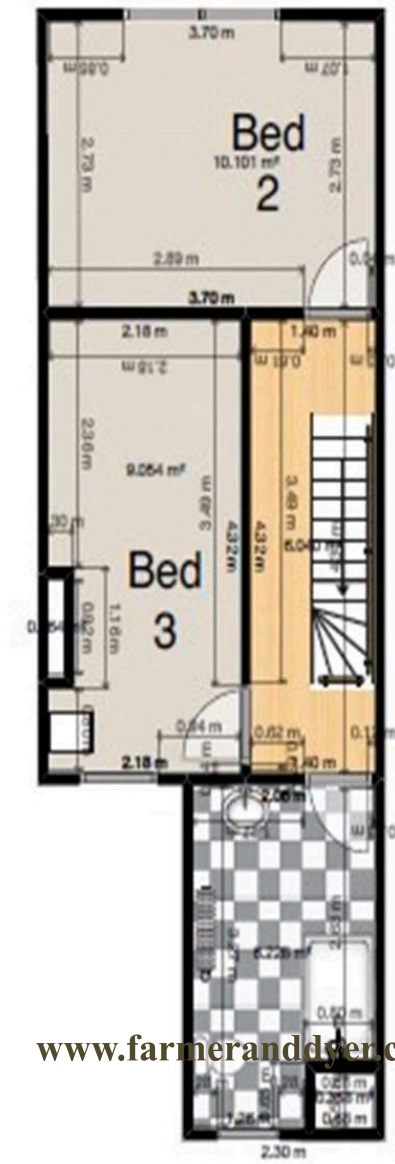
FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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.

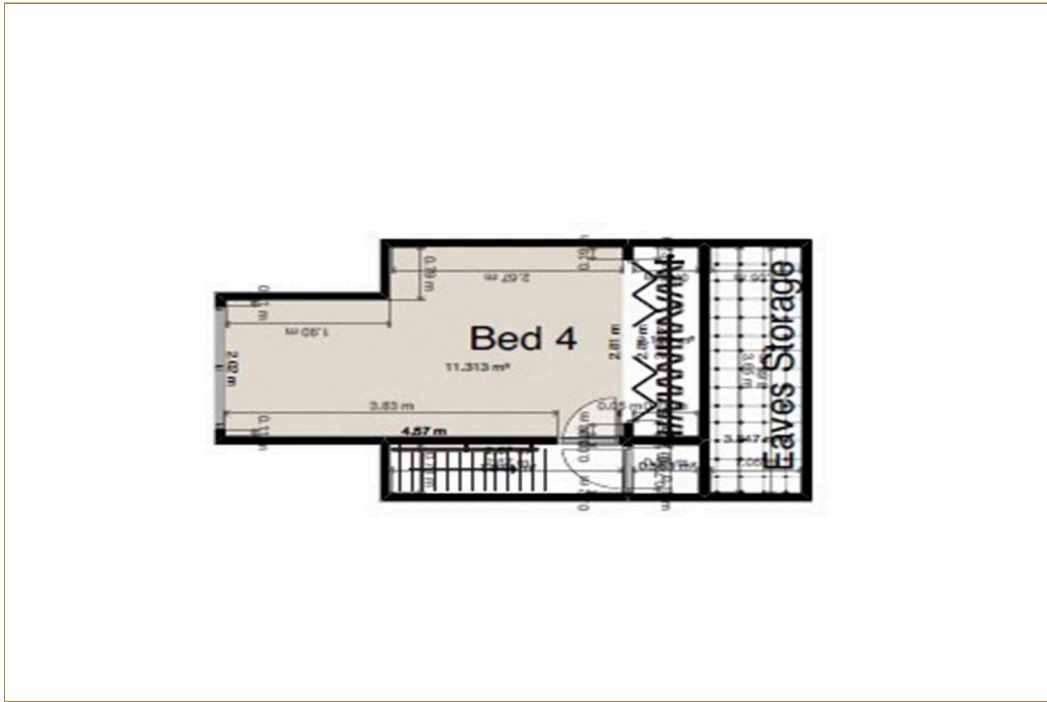
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/8730-6729-6650-5845-1292>



www.farmeranddyer.com



LOCATION

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

