

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BASINGSTOKE ROAD
READING, RG2 0EL**

£325,000

One of the larger design bay fronted Victorian terraced properties retaining period features with updated fittings and decoration, conveniently situated less than a mile south from Reading town centre and The Oracle Shopping Complex and within a mile of Reading University, a fine first time or investment purchase with no chain

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

Half glazed door, understairs cupboard, feature archway, staircase to first floor

LIVING ROOM

Front aspect bay window, feature ornate fireplace

DINING ROOM

Rear aspect window, feature fireplace, large storage cupboard



KITCHEN

Range of eye and base level units, single stainless steel sink unit, gas oven, side aspect window



UTILITY ROOM

Door to rear garden, single sink unit, washing machine, fridge/freezer, storage space



CLOAKROOM

Low level W.C.



STAIRCASE TO FIRST FLOOR LANDING

With access to

BEDROOM ONE

Front aspect window, cupboard with hanging space



BEDROOM TWO

Rear aspect window, cupboard with hanging space



BEDROOM THREE

Rear aspect window



SHOWER ROOM

Shower cubicle, pedestal wash hand basin, W.C., side aspect obscure glazed window



REAR GARDEN

Enclosed rear garden with patio area.



FRONT GARDEN

Low maintenance garden, pathway leading to front door

DIRECTIONS

Leave Reading town centre via London Street proceed up Mount Pleasant into Whitley Street over the roundabout into Basingstoke Road where the property can be found on the right hand side

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

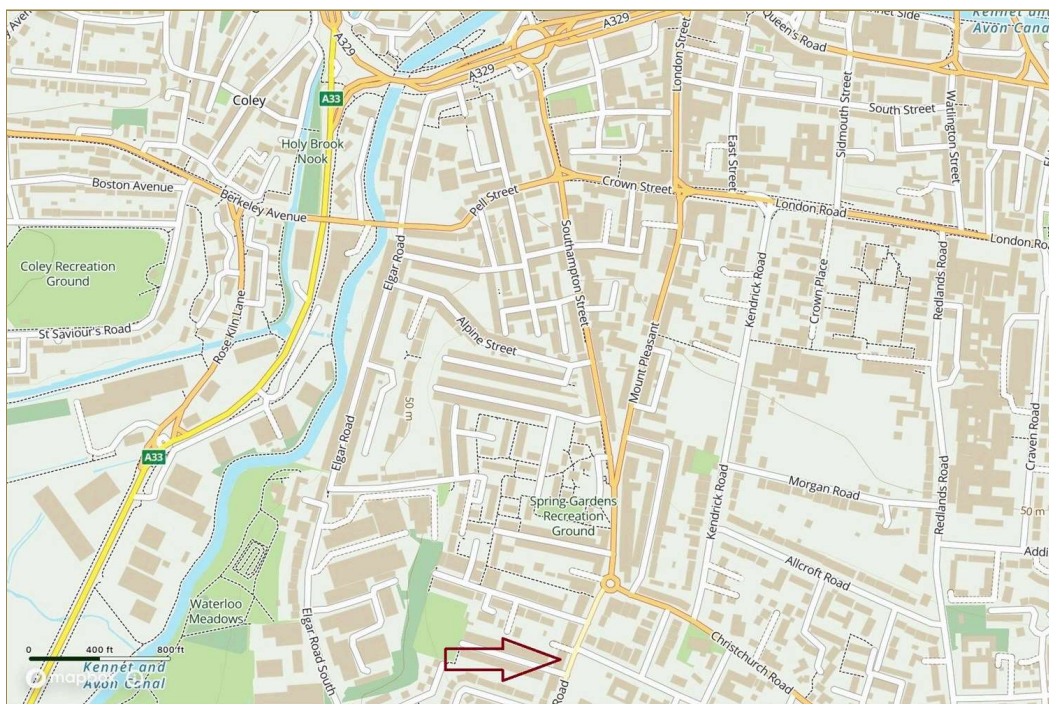
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/0419-0931-1200-2800-0200>

LOCATION

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



FLOORPLAN

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

