

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SOUTH VIEW AVENUE, CAVERSHAM
READING, RG4 5AJ
Price Guide £500,000**

A spacious Edwardian semi detached home with extensive gardens in the region of 200ft, in need of modernisation with plenty of scope to extend and enhance, conveniently situated within less than a mile of both Caversham centre and main railway station. No onward chain

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ENTRANCE

Canopied entrance porch, quarry style step, front door to

RECEPTION HALL

Electric heater, staircase to first floor, airing cupboard

LIVING ROOM

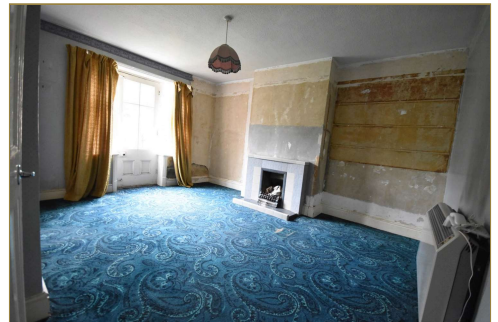
12'4 (3.76m) x 11'10 (3.61m)

Front aspect feature sash twin windows, electric heater, tiled fireplace

**DINING ROOM**

14'6 (4.42m) x 11'10 (3.61m)

With rear aspect window and central door to garden, tiled fireplace, electric heater

**KITCHEN**

8' (2.44m) x 6'7 (2.01m)

With side aspect window, drainer and sink, plumbing for washing machine, electric cooker point, appliance space and walk in larder with shelving, side aspect window and electric meters

**REAR LOBBY**

With double glazed side door, storage cupboard, W.C. with side aspect window

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect sash window, access to loft space above

BEDROOM ONE

14'6 (4.42m) x 11'2 (3.4m)

With twin rear aspect sash windows, ornate cast iron fireplace and recess built in wardrobe



BEDROOM TWO

10'5 (3.18m) x 10'3 (3.12m)

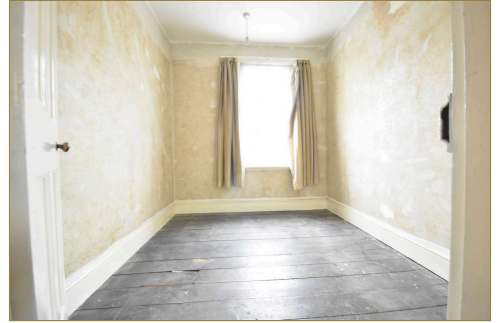
With twin front aspect sash windows, ornate cast iron fireplace



BEDROOM THREE

9' (2.74m) x 7'5 (2.26m)

With front aspect sash window



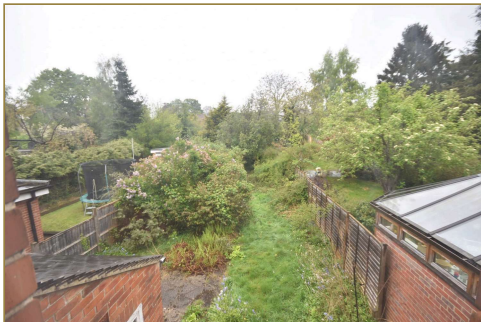
BATHROOM

With bath, wash hand basin, W.C., electric heater, rear aspect sash window



REAR GARDEN

At the rear of the property are extensive gardens with central concrete pathway, extending in the regions of 200ft





OUTSIDE

The front of the property is entered via a driveway providing off road parking and side access front to rear via wooden gate



FRONT GARDEN

Front garden area with timber fenced enclosures and wrought iron vehicular gates

DIRECTIONS

Leave central Caversham via Gosbrook Road at the traffic lights continue through turning immediately left into Washington Road and right into Southview Avenue where the property will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Thameside 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

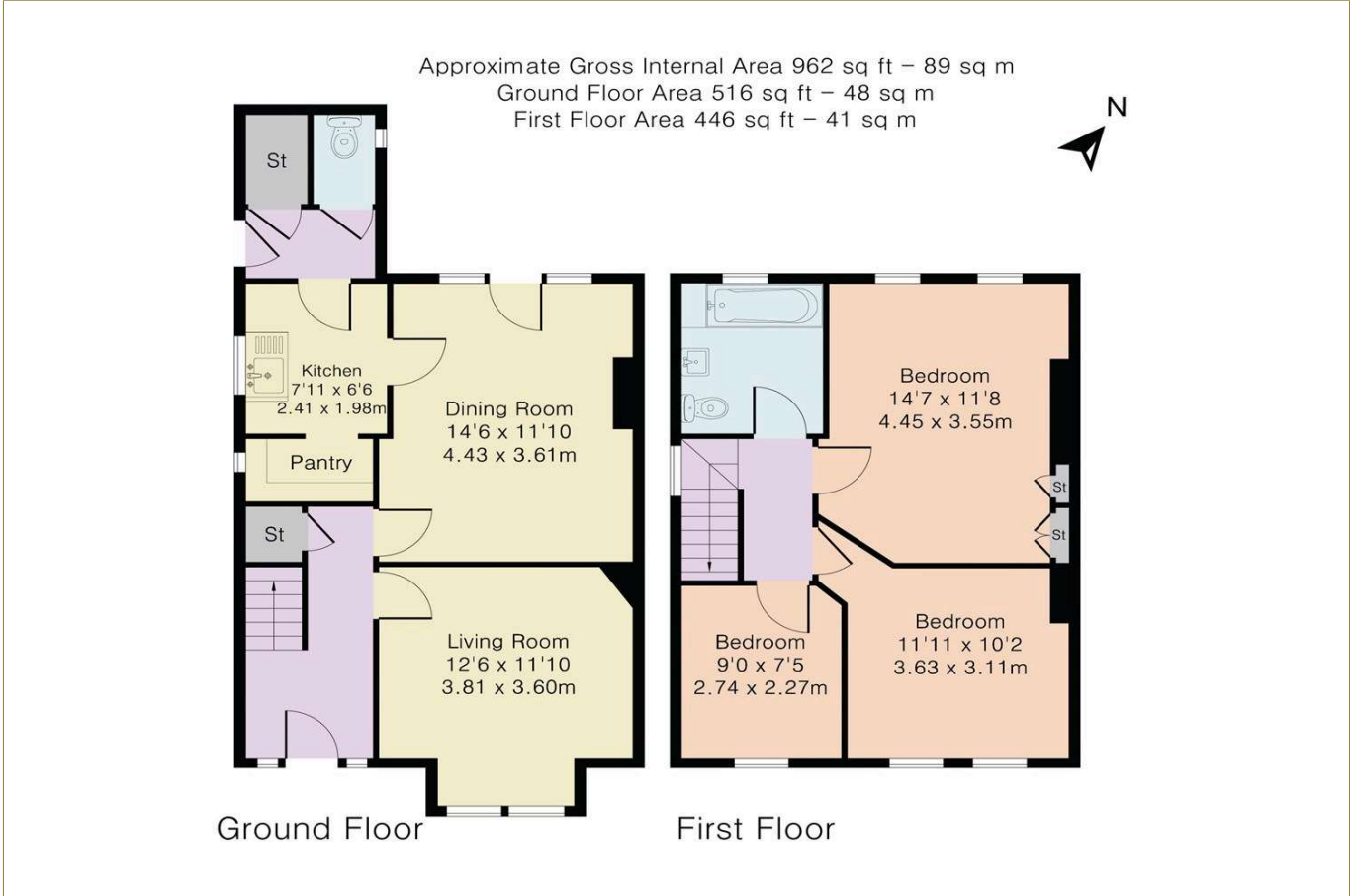
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating F

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/0310-2510-9340-2574-4771>

FLOOR PLAN

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



LOCATION

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

