

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### QUEENS ROAD, CAVERSHAM READING, RG4 6DN

**£375,000**

Situated within a 17 minute walk of Reading train station, stands this well presented three bedroom Victorian terraced home. The property has two ensuite bathrooms, large 30ft extended kitchen, 26ft living room with a feature fireplace. The property also benefits from a large garden ideal for a growing family

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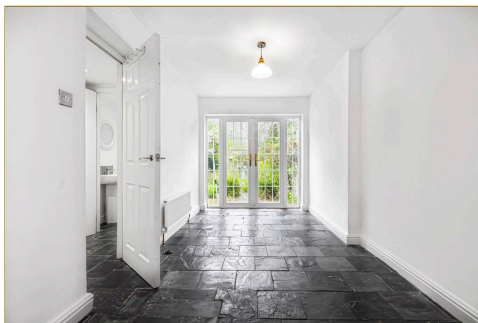
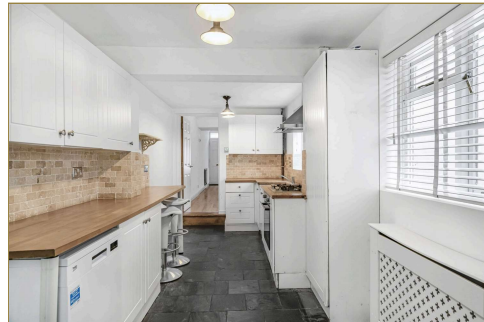
### LIVING/DINING ROOM

26ft light lounge, with access to small courtyard and feature fireplace



### EXTENDED KITCHEN/DINING ROOM

Modern 30ft kitchen diner with utility room and downstairs w/c, with double doors out to the garden



**UTILITY ROOM**

Utility room with downstairs W.C.



**BEDROOM ONE**

12ft wide master bedroom leading to ensuite



**ENSUITE BATHROOM**

Ensuite with free standing roll top bath



### **BEDROOM TWO**

Bedroom on the top floor of the property with views over the garden



### **ENSUITE SHOWER ROOM**

Shower room ensuite to bedroom two



### **BEDROOM THREE**

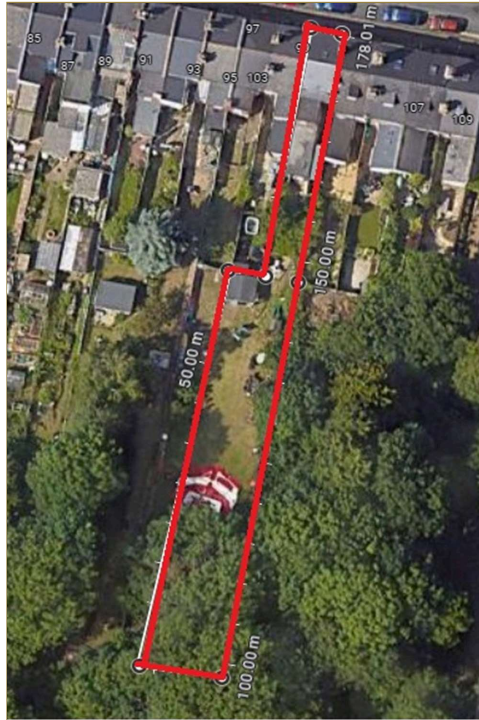
Double bedroom to the front of the property



### **REAR GARDEN**

Approx. 150ft long garden, with double width plot. This garden can be purchased as is or if a potential buyer feels it would be too much to take on the current owner would be happy to retain a portion of it





**APPROXIMATE MONTHLY RENTAL VALUE**

£1,750

**TENURE**

Freehold

**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**

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/0639-1129-1109-0411-1202>

### FLOORPLAN

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

