

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CHAMPION ROAD
CAVERSHAM, RG4 8EL**

£395,000

A delightful bay fronted Victorian terrace peacefully situated less than a mile from Caversham centre and Reading station, providing three bedrooms and retaining superb cast iron fireplaces, with secluded rear garden. Presented in good decorative order forming an ideal first time purchase

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Front door to

ENTRANCE LOBBY

With door to

SITTING/DINING ROOM

With front aspect double glazed feature bay window, central cast iron fireplace with hearth surround and mantel over with real fire facility, recessed cupboard space, encased radiator, exposed timber floor

**INNER LOBBY**

With staircase to first floor and doorway through to

LIVING ROOM

With rear double glazed door to garden, central cast iron fire place with hearth surround and mantel over, radiator, exposed timber floor, understairs storage cupboard housing meters and recessed cupboard space. Opening on through to

**FITTED KITCHEN**

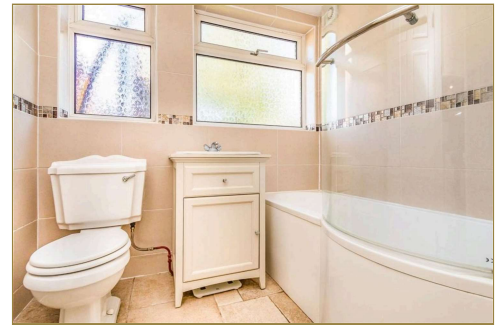
Comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with oak work surfaces and contrasting tiled surrounds, gas cooker point, integrated washing machine and dishwasher, further appliance space, concealed lighting, side aspect double glazed window, tiled floor with underfloor heating and fitted extractor



Door to

BATHROOM

Comprising shower bath with glass deflector, wash hand basin with cupboard space below, W.C., radiator incorporating heated towel rail, twin rear aspect obscure double glazed windows, fully tiled walls and floor with underfloor heating

**STAIRCASE FROM INNER LOBBY TO FIRST FLOOR LANDING****BEDROOM ONE**

With front aspect double glazed window, radiator, built in cupboard

**BEDROOM TWO**

With rear aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over, exposed painted floor and door to

**BEDROOM THREE**

With rear aspect double glazed window, encased radiator, built in airing cupboard housing gas boiler (new boiler fitted 2020)



REAR GARDEN

There is access via double glazed door from living room leading to sheltered passage for covered outside storage leading to patio area and in turn onto lawned garden, with decking area to rear, timber shed and a mixture of brick retained wall and timber fenced enclosures. In all the gardens extend approximately 40ft with good seclusion

**OUTSIDE**

At the front of the property is a small enclosed garden area with brick retained wall and picket timber fenced enclosures with gateway and path leading to front door

DIRECTIONS

Leave central Caversham via Gosbrook Road, carry on through the traffic lights turn right into Mill Road and left into Champion Road

TENURE

Freehold

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 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

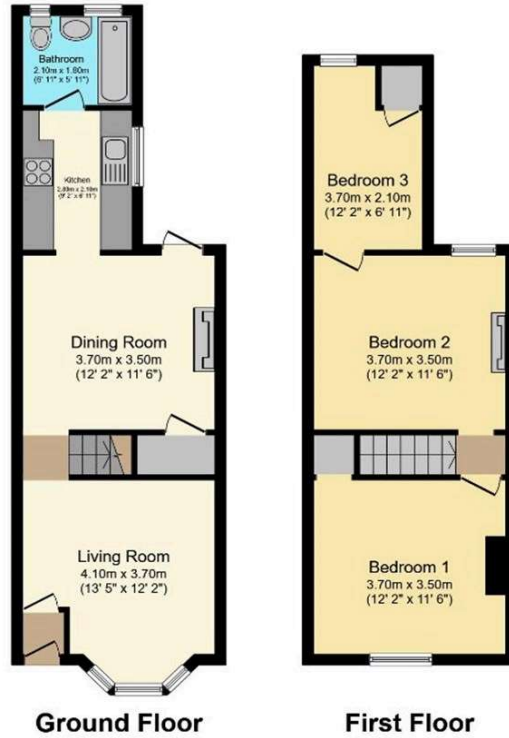
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2638-6032-7285-4356-0994>

FLOOR PLAN

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



Total floor area 79.0 sq. m. (850 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com