

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PIGGOTTS ROAD, CAVERSHAM
READING, RG4 8EN
Price Guide £350,000

An older style three bedroom end terrace property in need of full refurbishment including gas central heating, re-wiring, kitchen, bathroom and redecoration. Positioned within 100 yards of the river Thames and benefitting from a detached garage and off road parking. No onward chain

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ENTRANCE HALL

Stairs to first floor

LIVING ROOM

Front aspect, corner fitted gas fire, door to:



KITCHEN/DINING ROOM

15ft wide with door leading to rear garden. Range of basic units and under stairs cupboard



STAIRCASE TO FIRST FLOOR LANDING

Side aspect window, hatch to loft



BEDROOM ONE

Front aspect



BEDROOM TWO

Rear aspect



BEDROOM THREE

Front aspect



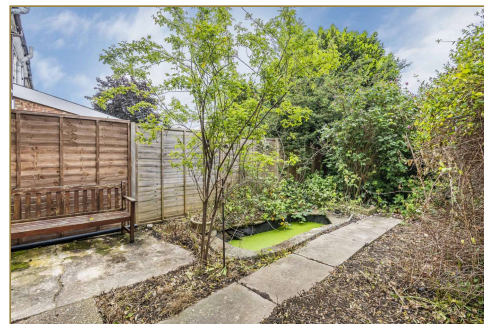
BATHROOM

Basic three piece bathroom suite - rear aspect



OUTSIDE

One of the main features of this property is the benefit of off road parking for three vehicles, depending on width, which leads to a detached garage. Small front garden and rear garden with small pond





DETACHED GARAGE

Brick built with up and over door and further side pedestrian door



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

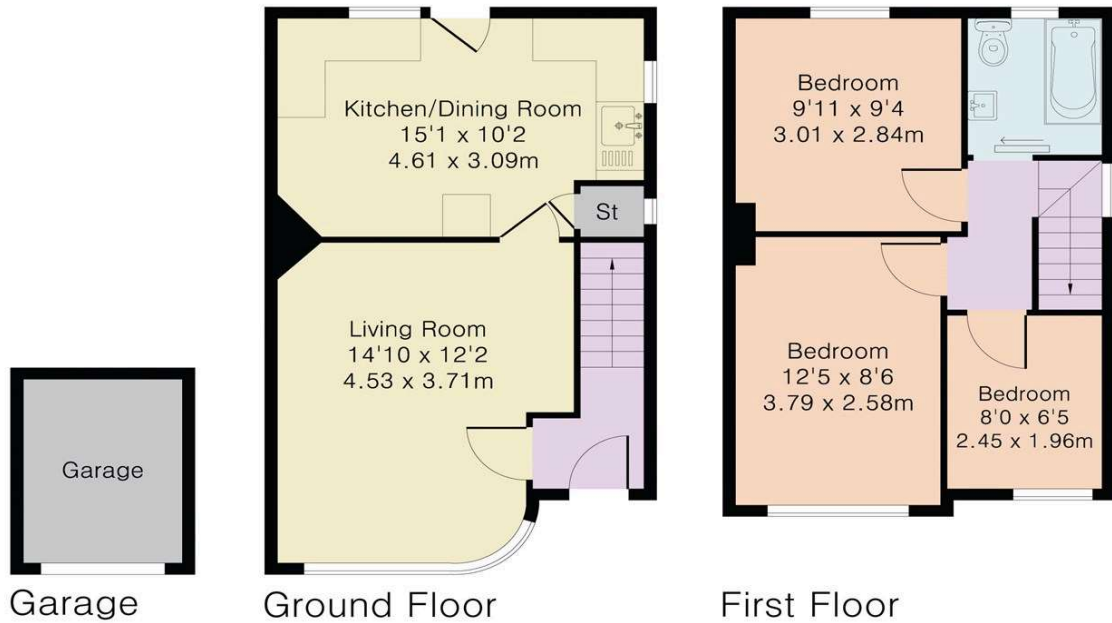
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating G

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/9044-3037-8205-4674-9200>

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

Approximate Gross Internal Area 700 sq ft – 65 sq m
Ground Floor Area 364 sq ft – 34 sq m
First Floor Area 336 sq ft – 31 sq m



LOCATION

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

