

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM  
READING, RG4 8DX**

**£335,000**

A well presented bay fronted Victorian terrace retaining period features including cast iron fireplaces, fully modernised with new central heating system and south facing garden. Conveniently situated approximately 0.5 miles from both Caversham centre and Reading railway station. No chain

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## SITUATION

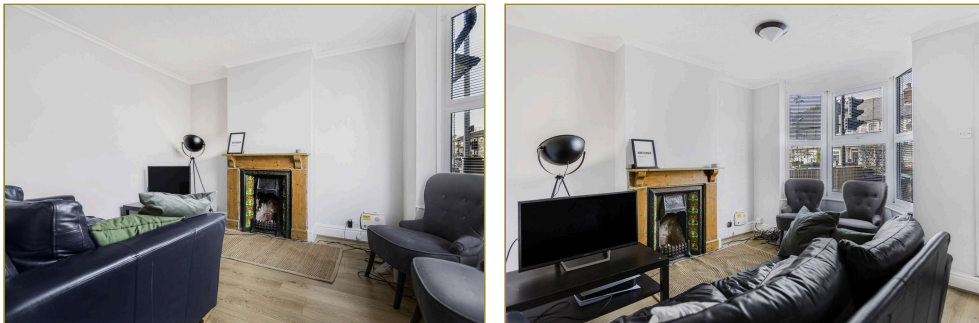
This property is a short walk from local amenities including the public library, doctors, surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London.

## ENTRANCE

uPVC front door to

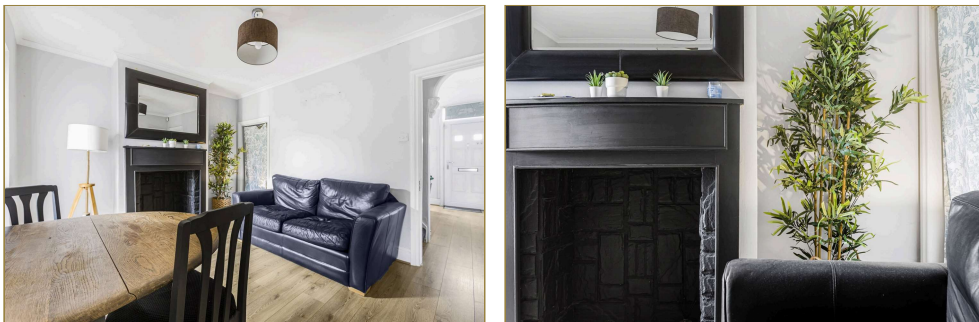
## LIVING ROOM

With front aspect double glazed bay window, central cast iron fireplace with hearth surround and mantel over with real fire facility, vertical radiator, oak style flooring. Ornate arch and staircase to first floor and doorway through to



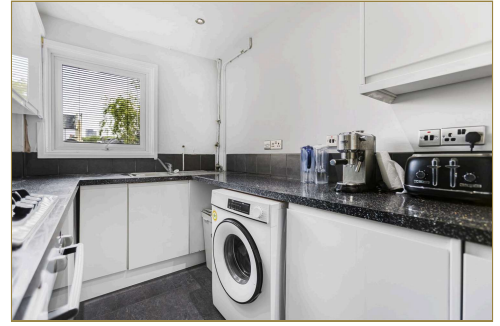
## DINING ROOM

With rear aspect double glazed door to garden, central open ornamental fireplace with surround and mantel over, understairs storage cupboard housing meters, vertical radiator, oak style flooring, step to



**FITTED KITCHEN**

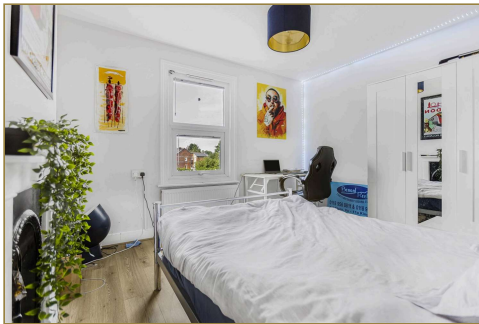
Comprising single drainer with stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven below, plumbing for dishwasher and further integrated fridge and freezer, tiled floor and rear aspect double glazed window

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

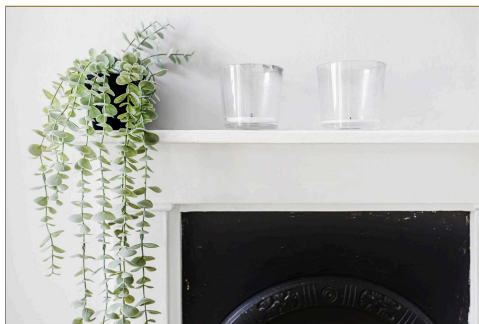
With access to loft space above

**BEDROOM ONE**

With front aspect double glazed window, radiator, ornate cast iron fireplace

**BEDROOM TWO**

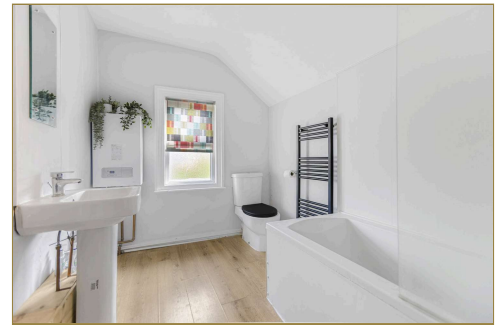
With rear aspect double glazed window, ornate cast iron fireplace with surround and mantel over, radiator

**NOTE**

Bedroom one and bedroom two have their own access to inner landing which in turn leads to

**BATHROOM**

Spacious suite comprising panelled bath with shower attachment and glass deflector, wash hand basin and W.C., with heated towel rail, gas boiler, loft access, oak style floor and rear aspect double glazed window

**REAR GARDEN**

At the rear of the property is a generous level south facing garden with paved patio area adjacent with outside water tap and lighting leading to lawned garden with flower shrub borders, two timber storage sheds and rear pedestrian gateway access. Enclosed by a mixture of brick retained wall and timber fencing, the gardens extend approximately 50ft

**OUTSIDE**

The front of the property is entered via timber gateway with paved pathway leading to front door, with small enclosed front garden area with a mixture of brick retained wall and timber fencing, outside light

**DIRECTIONS**

From the offices of Farmer and Dyer proceed south along Prospect Street at mini roundabout turn left into Gosbrook Road at the traffic lights continue through where the property can be found on the right hand side

**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 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/2108-0076-7272-6190-2210>

**FLOOR PLAN**

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

