

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LYMINGTON GATE, CAVERSHAM HEIGHTS READING, RG4 7JT

£465,000

A delightful two bedroom detached bungalow presented in good order throughout with additional conservatory/garden room, garage and south facing level garden. Includes 21ft living room, fitted kitchen & modern bathroom. Set in a highly sought after Caversham Heights position within 300 yards of local convenience shop and bus stop. No onward chain

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COVERED ENTRANCE PORCH

uPVC double glazed front door to

L-SHAPED RECEPTION HALL

With built-in airing cupboard housing foam dipped hot water tank with slatted shelving above, radiator, access to loft and double doors through to

**LIVING/DINING ROOM**

Spacious full width room with rear aspect double glazed window, two radiators and central Adams style ornamental fireplace with fitted electric fire, French doors through to

**ADDITIONAL GARDEN ROOM/CONSERVATORY**

Brick based with uPVC construction with double glazed window and matching double glazed door to garden, light and power (poly-cool roof retaining heat in the winter and keeping cool in the summer), internal door to garage

**FITTED KITCHEN**

Kitchen well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and tiled surrounds with inset four ring electric hob with extractor hood above and integrated oven, plumbing for washing machine and slim line dishwasher and further appliance space for fridge/freezer, wall mounted gas boiler, side aspect double glazed window and matching double glazed kitchen side door



BEDROOM ONE

With front aspect feature double glazed bay window, range of twin fitted double wardrobes

**BEDROOM TWO**

With front aspect double glazed window, radiator

**BATHROOM**

White suite comprising twin grip bath with independent electric shower, curtain and rail, wash hand basin, W.C., heated towel rail, tiled walls and side aspect obscure double glazed window, extractor and shaver point

**REAR GARDEN**

At the rear of the property is a delightful south-facing level and secluded garden predominately laid to lawn with paved patio adjacent to conservatory/garden room. Enclosed by timber fencing, the gardens extend approximately 35ft with a 45ft width with side access front to rear via wooden gate, outside water tap and useful garden storage





OUTSIDE

The front of the property is entered via a tarmac driveway leading alongside the property to



ATTACHED GARAGE

Measuring 21ft in length with single up and over door, power and light

PARKING

Off road parking for two vehicles

FRONT GARDEN

There is also a low maintenance garden area with slate chippings and interspersed shrubs

PLEASE NOTE

The seller of this property is an employee of Farmer & Dyer

DIRECTIONS

Leave Caversham centre via Church Road, continue up St Peter's Hill into Woodcote Road, turn right into Richmond Road, at the crossroads turn left into Conisboro Avenue, turn right in Kelvedon Way where Lymington Gate will be found at the end

TENURE

Freehold

COUNCIL TAX

Band E

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £46,500 per annum.

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

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/2698-0935-7292-6681-3930>

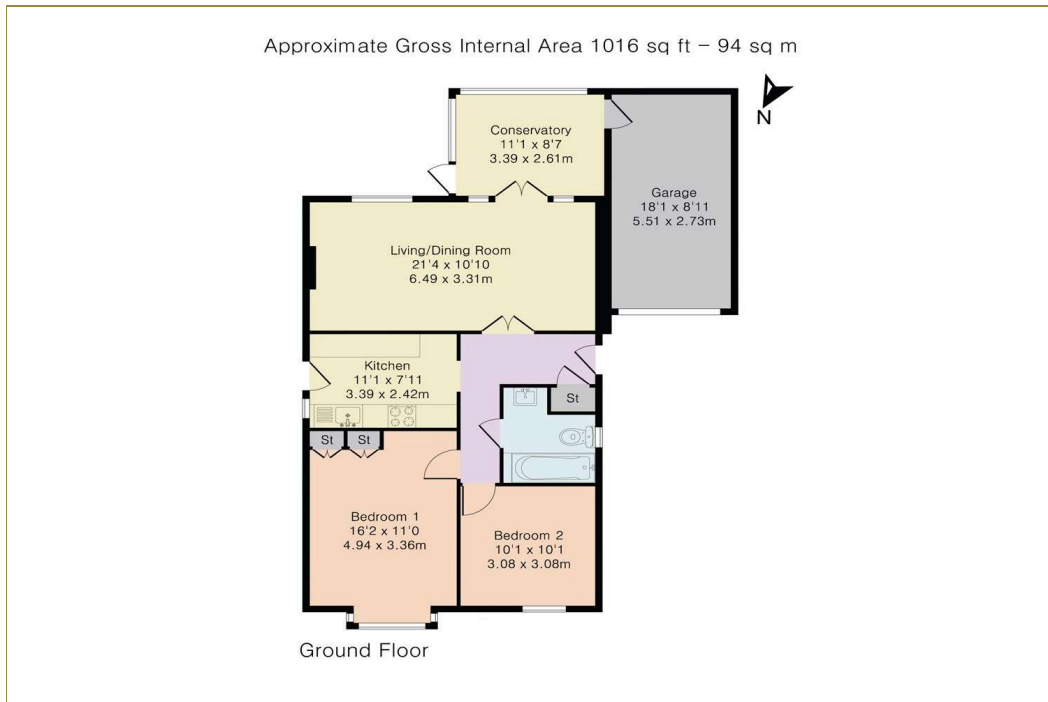
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE SQUARE FOOTAGE

796sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

FLOOR PLAN

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



LOCATION

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

