

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**SWANSEA ROAD,  
READING, RG1 8EZ**

**£300,000**

A well maintained Victorian terrace with two bedrooms, upstairs bathroom and two reception rooms, with west facing low maintenance 30ft rear garden conveniently positioned between Caversham and Reading town centres, just a short walk of approximately 500 metres to Reading Station. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**ENTRANCE**

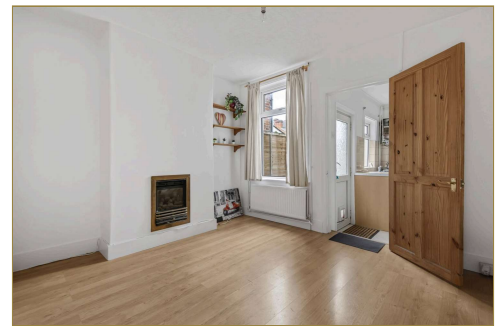
Double glazed front door to

**LIVING ROOM**

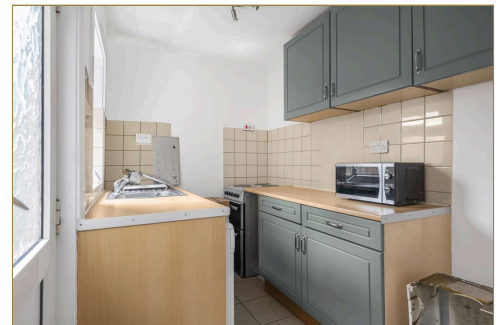
With front aspect double glazed window, radiator, open fireplace with brick surround, display plinth and mantle over, staircase to first floor

**DINING ROOM**

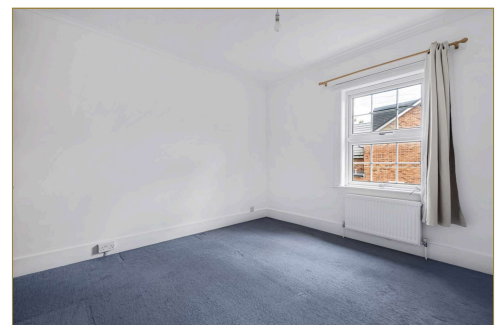
With rear aspect double glazed window, radiator, integrated coal effect real flame fire, understairs storage cupboard housing meters

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further base and eye level units with laminated work surfaces and tiled surrounds, electric cooker point, plumbing for washing machine, gas boiler, appliance space for fridge/freezer, side aspect double glazed window and double glazed side door

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING****BEDROOM ONE**

With front aspect double glazed window, radiator, wardrobe with cupboard space above and recessed shelving

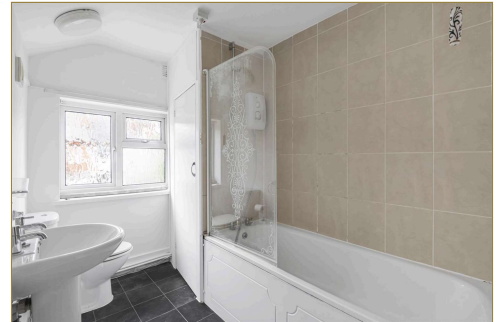


**BEDROOM TWO**

With rear aspect double glazed window, radiator, with built in double wardrobe and cupboard space above, door to

**BATHROOM**

Comprising panelled bath, wash hand basin, W.C., airing cupboard housing hot water tank and slatted shelving, rear aspect obscure double glazed window, radiator

**REAR GARDEN**

At the rear of the property is a well maintained low maintenance garden fully paved with integrated raised beds with shrubs and rear timber storage shed, the garden enjoys a westerly aspect and extends approximately 30ft

**OUTSIDE**

The front of the property is entered via wrought iron gate with quarry tiled path to front door with small enclosed front garden area with brick retained wall and wrought iron fencing

**DIRECTIONS**

Leave central Caversham via Caversham Bridge onto Caversham Road turning right into Swansea Road

**TENURE**

Freehold

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,350

**SCHOOL CATCHMENT**

E P Collier Primary School and Nursery  
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/0390-2544-3240-2607-7511>

### FLOOR PLAN

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

