

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**CHESTERMAN STREET,  
READING, RG1 2PR**

**£339,950**

A delightful two bedroom Victorian terrace with upstairs bathroom, presented in excellent decorative order with modern fittings, utility room and the retention of period features including cast iron fireplaces. Conveniently positioned just south of The Oracle shopping centre and within a mile of Reading station

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**

Front door to

**LIVING ROOM**

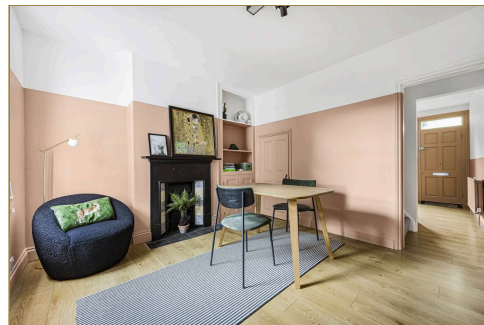
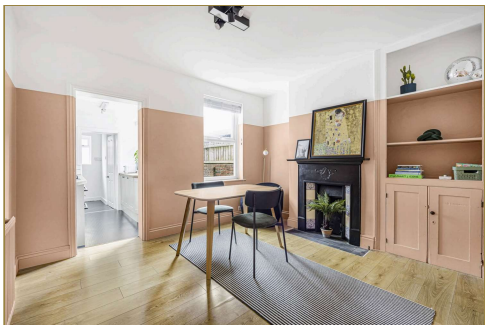
With front aspect double glazed sash style window, central cast iron fireplace with tiled hearth and surround and mantel over, with original recess cupboard, oak style flooring, radiator, through to

**INNER HALL**

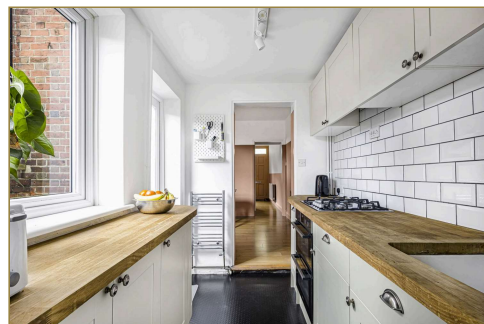
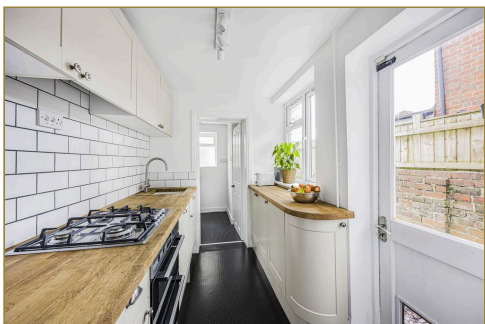
With staircase to first floor, through to

**DINING ROOM**

With rear aspect double glazed window, radiator, central cast iron fireplace with tiled surround and mantel over, recessed shelving and cupboard space, understairs cupboard housing meters, oak style floor

**FITTED KITCHEN**

Comprising inbuilt sink unit with cupboard under, further matching base and eye level units with oak work surfaces and contrasting tiled surrounds, inset four ring gas hob with extractor hood above and integrated double oven below, heated towel rail, side aspect double glazed window and kitchen side door. Door to



**UTILITY ROOM**

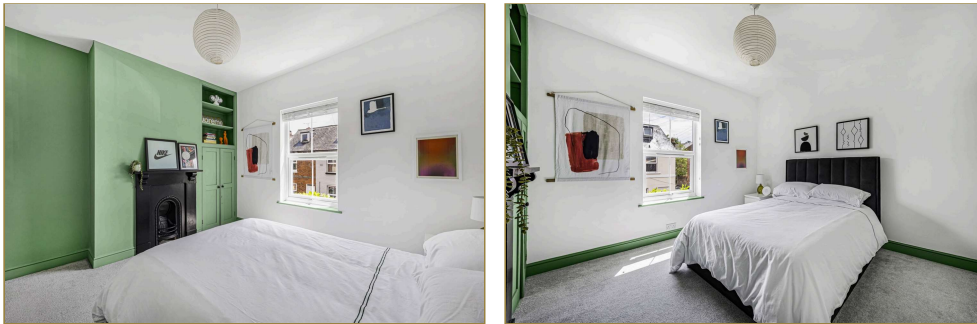
With plumbing for washing machine, appliance space, work surface and shelving, rear aspect obscure double glazed window



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

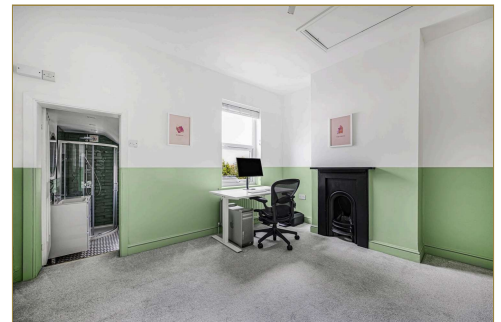
**BEDROOM ONE**

With front aspect double glazed window, ornate cast iron fireplace and recess cupboard space and shelving, radiator and build in wardrobe with access to loft space



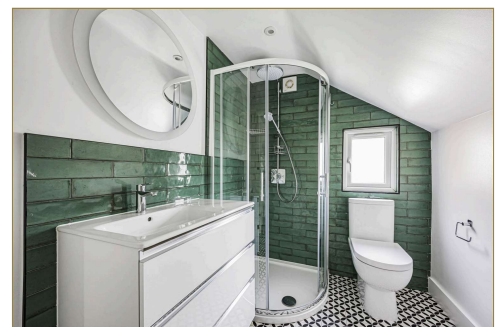
**BEDROOM TWO**

With rear aspect double glazed window with ornate cast iron fire place, alternative loft access, through to



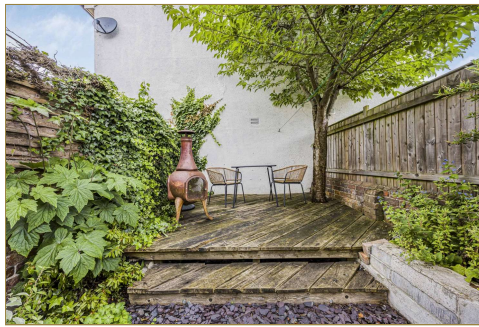
**BATHROOM (SHOWER ROOM)**

Large fully tiled corner shower, wash hand basin with drawer space below, W.C., with contrasting tiled walls, heated towel rail, rear aspect double glazed window, extractor



**REAR GARDEN**

At the rear of the property is a pleasant low maintenance garden with tile chip hardstanding and raised decking area to the rear with mature tree, raised beds and a mixture of brick retained wall and timber fence enclosures, extending approx. 30ft, outside water tap

**OUTSIDE**

The front of the property is entered via wrought iron gate with quarry tiled pathway leading to front door with small block paved front garden area with maturing box hedging and wrought iron rail enclosure, highlighted by mature wisteria

**DIRECTIONS**

Leave Reading via London Street proceed up Mount Pleasant into Whitley Street, double back onto yourself at the roundabout and coming down Southampton Street turn left into Chesterman Street

**TENURE**

Freehold

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,450

**SCHOOL CATCHMENT**

Katesgrove Primary School  
John Madejski Academy  
The Wren School

**COUNCIL TAX**

Band B

**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/0350-2412-9010-2309-7901>

**FLOOR PLAN**

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

