

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FIELD VIEW, CAVERSHAM READING, RG4 5HB

£399,950

A delightful bright and spacious two bedroom town house off the private Derby Road and conveniently positioned for the The Hill Primary School and Caversham centre. Presented in excellent decorative order with secluded garden and parking in front. Enjoys part vaulted first floor ceilings providing an airy feel

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Covered entrance porch, quarry tiled step and outside storage cupboard

RECEPTION HALL

With radiator, large built in storage cupboard housing gas boiler, glazed door through to

LIVING/DINING ROOM

Spacious room with rear aspect double glazed French doors to garden, two radiators, staircase to first floor and understairs alcove

**FITTED KITCHEN**

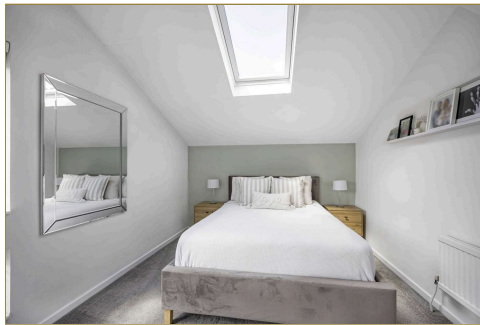
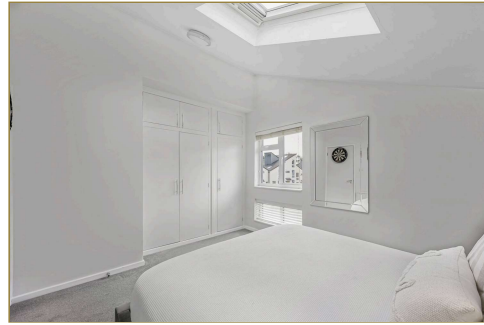
Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven, plumbing for washing machine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

**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**

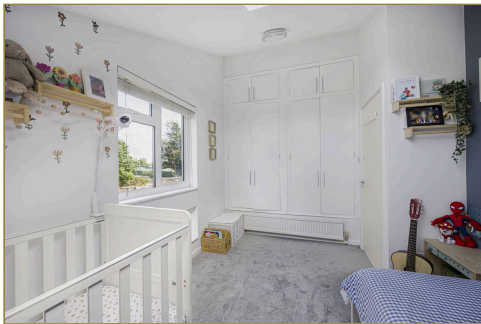
With vaulted ceiling, radiator, built in airing cupboard housing foam dipped hot water tank and shelving, cupboard above

BEDROOM ONE

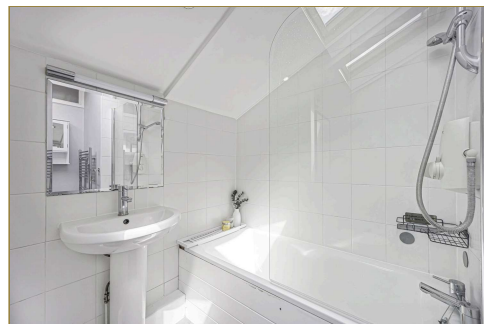
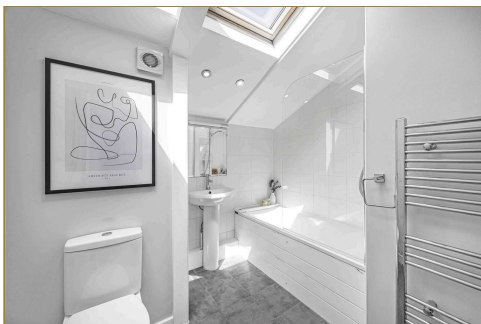
With front aspect double glazed window, part vaulted ceiling with integrated double glazed Velux skylight window, radiator and built in triple wardrobe with cupboard space above

**BEDROOM TWO**

With rear aspect double glazed window, part vaulted ceiling with integrated double glazed Velux skylight window, radiator and range of twin double built in wardrobes with cupboard space above

**BATHROOM**

Spacious white suite comprising panelled bath with independent shower and glass deflector, wash hand basin and W.C., with contrasting tiled walls and floor, part vaulted ceiling with twin double glazed Velux skylight windows, heated towel rail



REAR GARDEN

At the rear of the property is a pleasant garden with paved patio area adjacent to the property, twin lawns with a central paved pathway leading to rear pedestrian gateway access, the garden enjoys excellent year round seclusion and extends approximately 40ft

**OUTSIDE**

The front of the property has a paved pathway leading to front door and open lawned garden area plus designated parking space, bin store

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into the Peppard Road, turn right into Derby Road and right into Field View

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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

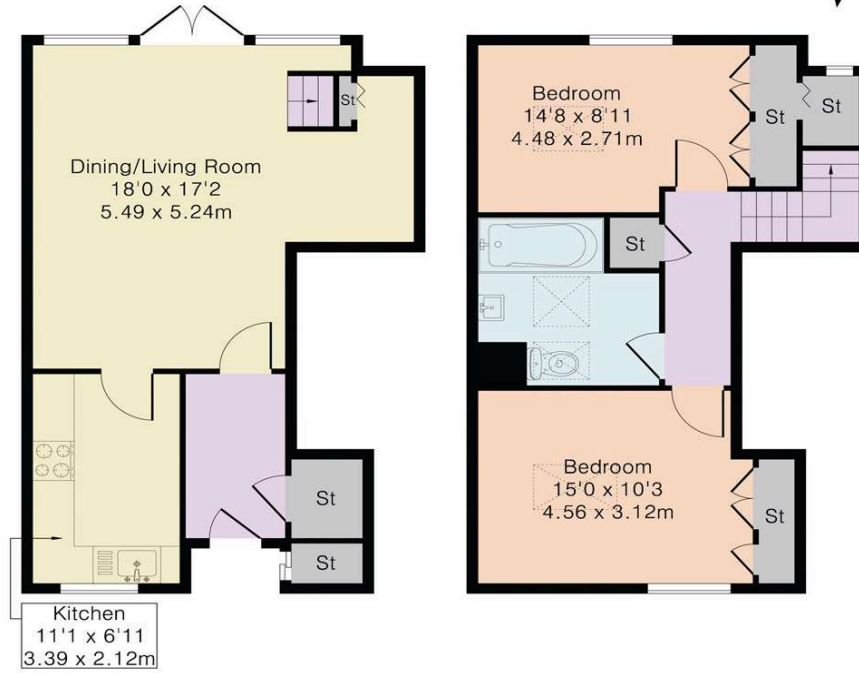
Energy Rating C

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/0310-2442-5360-2994-8811>

FLOOR PLAN

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

Approximate Gross Internal Area 831 sq ft – 77 sq m
Ground Floor Area 411 sq ft – 38 sq m
First Floor Area 420 sq ft – 39 sq m



Ground Floor

First Floor