

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LOWFIELD ROAD, CAVERSHAM READING, RG4 6PA

£475,000

A three bedroom detached home with garage situated on this wide corner plot location. Requiring some updating the property has no onward chain and includes 23ft L shaped living/dining room, kitchen, downstairs cloakroom, off road parking for 3/4 vehicles plus further scope for extension subject to planning permission.

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ENTRANCE

Front door to entrance lobby, internal door to garage, cupboard housing plumbing for washing machine

CLOAKROOM

Two piece suite comprising: w.c, pedestal wash hand basin, chrome towel radiator, heater - these facilities are untested

KITCHEN

Front aspect, range of cupboards and drawers, worktops, appliance space, plumbing for dishwasher



LIVING/DINING ROOM

Front aspect sliding patio doors, two radiators, understairs cupboard, door to rear lobby and garden, stairs to first floor



STAIRCASE TO FIRST FLOOR

Hatch to loft space, airing cupboard housing gas boiler

BEDROOM ONE

Rear aspect, double wardrobe, radiator



BEDROOM TWO

Front aspect, double wardrobe, radiator



BEDROOM THREE

Rear aspect, radiator, fitted wardrobes



SHOWER/WET ROOM

Three piece suite: Shower with wash hand basin, w.c, chrome towel radiator



GARAGE

Up and over door, light and power

OUTSIDE

A fine feature of this property is the wide corner plot garden that encompasses three sides of this property, which gives a superb opportunity to extend, subject to the necessary planning permission. The garden is mainly laid to lawn with trees and hedging to the perimeters with off road parking for 3/4 vehicles



TENURE

Freehold

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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

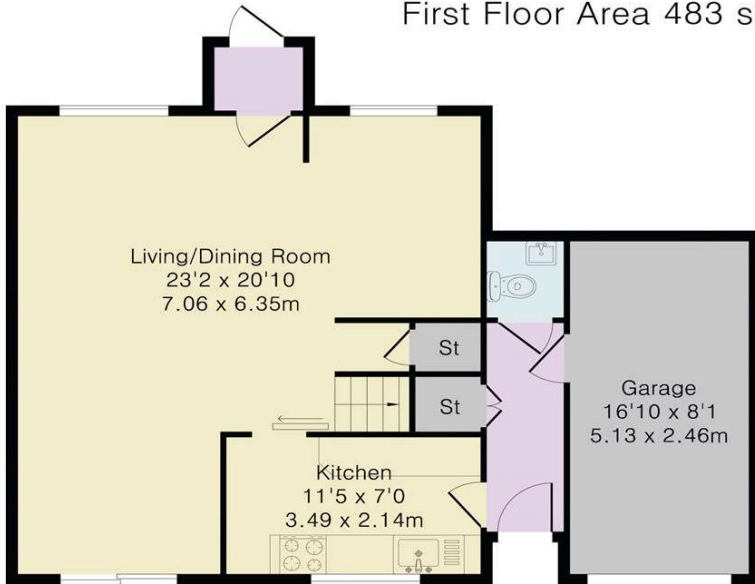
Energy Rating C

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/1800-1923-0222-1393-3643>

FLOOR PLAN

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

Approximate Gross Internal Area 1174 sq ft – 109 sq m
Ground Floor Area 691 sq ft – 64 sq m
First Floor Area 483 sq ft – 45 sq m



Ground Floor



First Floor

LOCATION

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

