

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



NORTH STREET, CAVERSHAM READING, RG4 8JA

£360,000

A two bedroom Victorian mid terrace pleasantly situated in this quiet yet centrally positioned road in Caversham centre. Includes 23ft living/dining room, kitchen, two bedrooms, separate upstairs bathroom and pretty south facing rear garden. Some internal updating required. Only 18 min walk to Reading mainline station

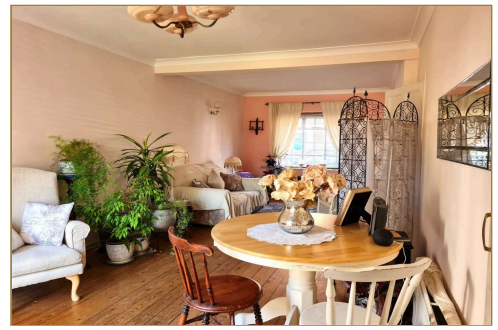
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ENTRANCE HALL

With exposed floor boards, radiator, stairs to first floor

LIVING/DINING ROOM

23ft in length, front aspect, exposed floor boards, two radiators, understairs cupboard, double doors lead to rear garden, door to:



KITCHEN

Fitted to comprise: worktops including one and a half sink unit, range of cupboards and drawers, appliance space, space for cooker, wall mounted gas boiler, side aspect and side door to garden

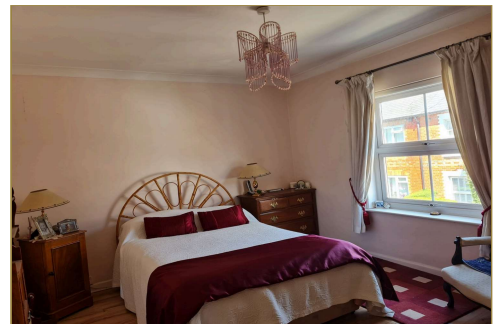


STAIRCASE TO FIRST FLOOR

Hatch to loft space

BEDROOM ONE

Front aspect, radiator, airing cupboard, laminate floor



BEDROOM TWO

Rear aspect, radiator, laminate floor



BATHROOM

Three piece suite comprising: panelled bath, wash hand basin, W.C, rear aspect, radiator

**REAR GARDEN**

A fine feature of the property is the pretty walled garden that has a south facing aspect. The garden has a nice paved patio area that leads to the lawned garden with flower and shrubs to the perimeters. There is a useful rear access gate and two storage cupboards including plumbing for washing machine.

**PARKING**

A parking permit scheme operates in this road and permits are available through Reading Borough Council

TENURE

Freehold

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

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

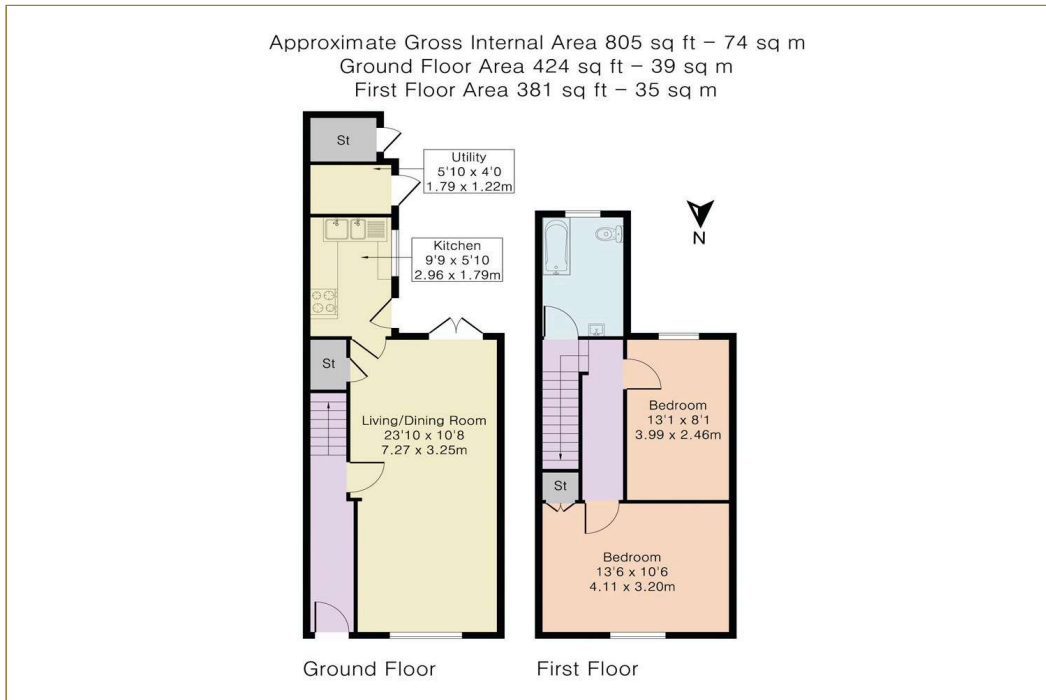
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0330-2049-4330-2504-5955>

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

