

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GOSBROOK ROAD, CAVERSHAM READING, RG4 8ED

£350,000

An attractive cottage style semi detached home occupying land at the front including off road parking with two bedrooms, living room, kitchen/breakfast room and bathroom. Conveniently positioned approximately one mile from both Reading railway station and Caversham centre. No chain

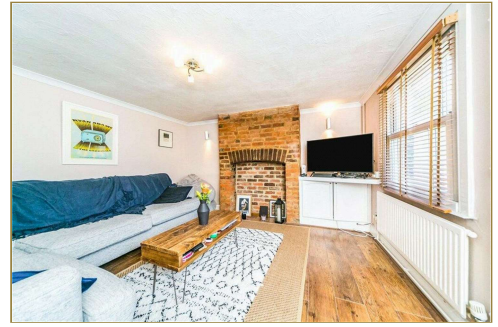
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ENTRANCE

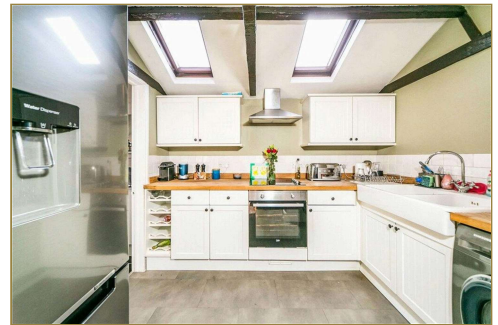
Double glazed front door to

LIVING ROOM

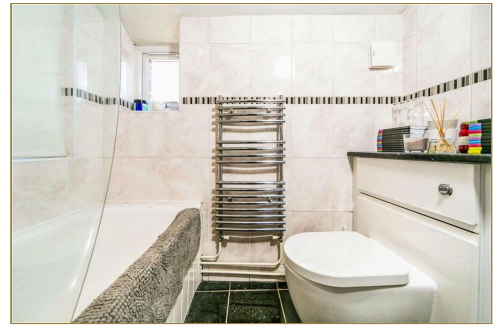
Front aspect double glazed window, radiator, brick ornamental fireplace, through to

**KITCHEN/BREAKFAST ROOM**

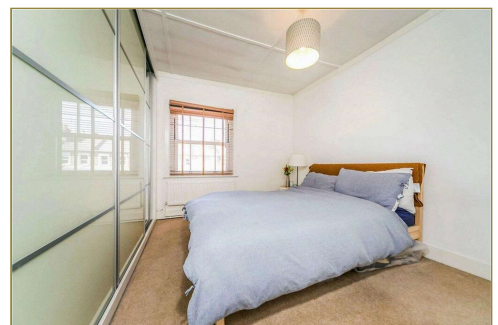
Kitchen well fitted comprising double bowl Belfast style sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with oak work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, plumbing for washing machine, gas boiler, twin overhead skylight windows. Breakfast area with front aspect double glazed window, appliance space for fridge/freezer, staircase to first floor with understairs storage area

**BATHROOM**

Comprising bath, wash hand basin and cupboard below, W.C., heated towel rail, contrasting tiled walls and floor, dual aspect obscure double glazed windows

**STAIRCASE FROM KITCHEN/BREAKFAST ROOM TO FIRST FLOOR LANDING****BEDROOM ONE**

Front aspect sash window, radiator and full length range of fitted wardrobes with floor to ceiling sliding doors



BEDROOM TWO

With front aspect double glazed window, radiator, built in overstairs cupboard and access to loft space

**OUTSIDE**

The property is entered via double timber gates with concrete drive and hardstanding for two or three vehicles with raised front patio area and astro grass, useful brick built storage unit, outside water tap. The gardens are enclosed by brick retained wall and timber fencing

DIRECTIONS

Leave Caversham centre via Gosbrook Road, continue through traffic lights where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Thameside 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 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/8608-6923-4950-3541-2992>

FLOOR PLAN

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



Ground Floor

First Floor

Total floor area 52.0 sq. m. (560 sq. ft.) approx