

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8EA**

£357,500

A two bedroom Victorian bay front terrace home situated approx. half a mile to Reading mainline station & a 10 minute walk to Caversham centre. Includes living room, dining room, 13ft fitted kitchen, bathroom along with a 70ft rear garden. This property has no onward chain

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ENTRANCE LOBBY

Door to:

LIVING ROOM

Front aspect bay window, radiator, stairs to first floor, doorway to:



DINING ROOM

Large rear aspect window, feature fireplace, radiator, under stairs storage cupboard including fuse box and gas meter, door to:



KITCHEN

Fitted to comprise: worktops with a range of cupboards and drawers, fitted 5 ring Bosch gas hob with Bosch double oven below and stainless steel extractor hood over, integrated fridge freezer and integrated washing machine, radiator, cupboard housing gas boiler, door way to:

REAR LOBBY

Storage cupboard, radiator, door to outside, door to:

BATHROOM

Three piece suite comprising: shower bath, w.c, pedestal wash hand basin, radiator, tiled floor, rear aspect window

STAIRCASE TO FIRST FLOOR

Doors to both bedrooms

BEDROOM ONE

Twin front aspect, feature cast iron fireplace, radiator, storage cupboard, hatch to loft space



BEDROOM TWO

Rear aspect, feature cast iron fireplace, storage cupboard



OUTSIDE

To the front of the property is an open garden and to the rear is a garden, mainly lawned with fruit trees measuring approx. 70ft in length.

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,495

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

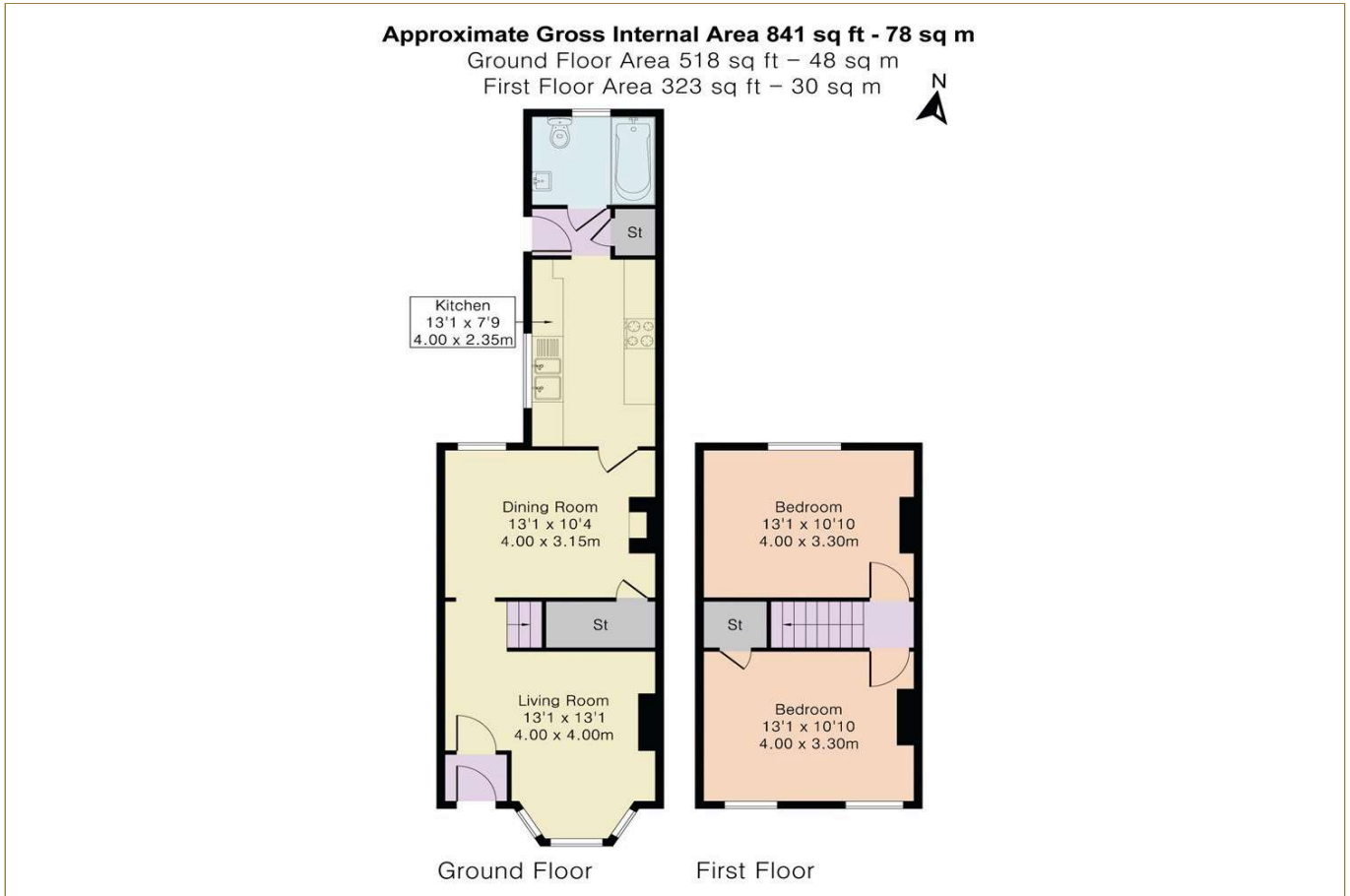
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/7232-1622-1209-0609-2292>

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

