

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BLenheim ROAD, CAVERSHAM READING, RG4 7RT

£675,000

A larger style three bedroom Victorian semi detached, extended to the rear to include a 30ft kitchen/dining room. Includes two reception rooms and outside room for possible external home office. Approximately half a mile to Caversham centre and one mile to Reading station. No onward chain

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ENTRANCE HALL

Radiator, stairs to first floor, bamboo wooden flooring, understairs cupboard with fuse box and light

LIVING ROOM

Front aspect bay, feature cast iron fireplace with gas fire, radiator



T.V. ROOM/SECOND RECEPTION

Rear aspect, bamboo wooden flooring, radiator



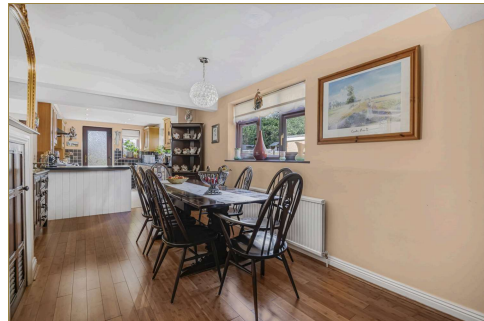
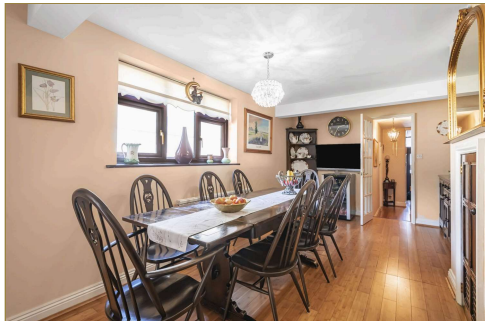
EXTENDED KITCHEN/DINING ROOM

Excellent open plan room



DINING AREA

Side aspect, bamboo wooden flooring, cupboard housing gas boiler. leading to



KITCHEN AREA

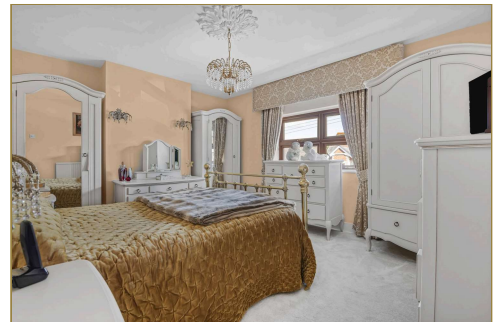
Fitted to comprise worktops, with range of cupboards and drawers, breakfast bar area, one and a half sink bowl unit, appliance space for fridge/freezer and dishwasher, integrated washing machine, range style six burner cooker with overhead extractor hood, dual aspect, tiled floor and door to rear garden

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

Hatch to loft space, large airing cupboard

**BEDROOM ONE**

Front aspect, radiator



BEDROOM TWO

Rear aspect, radiator



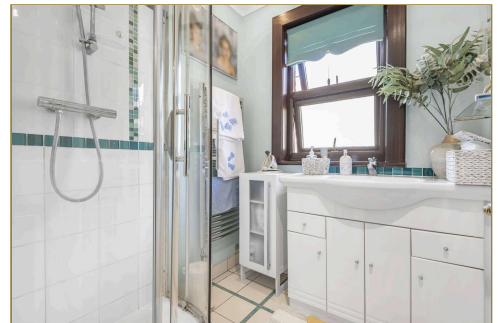
BEDROOM THREE

Rear aspect, radiator



SHOWER ROOM

Two piece suite comprising shower, fitted wash hand basin with cupboard below, chrome towel radiator, tiled floor, side aspect



SEPERATE W.C.

Comprising W.C., tiled floor, side aspect, overhead cupboard

REAR GARDEN

Approximately 50ft in length with paved patio area leading to lawned garden and secondary patio. Included is a brick built room (11x10ft) with concrete floor, light and power, that could be used for a variety of purposes ie: home office/gym/hobbies room. Rear access gate and outside water tap





TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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

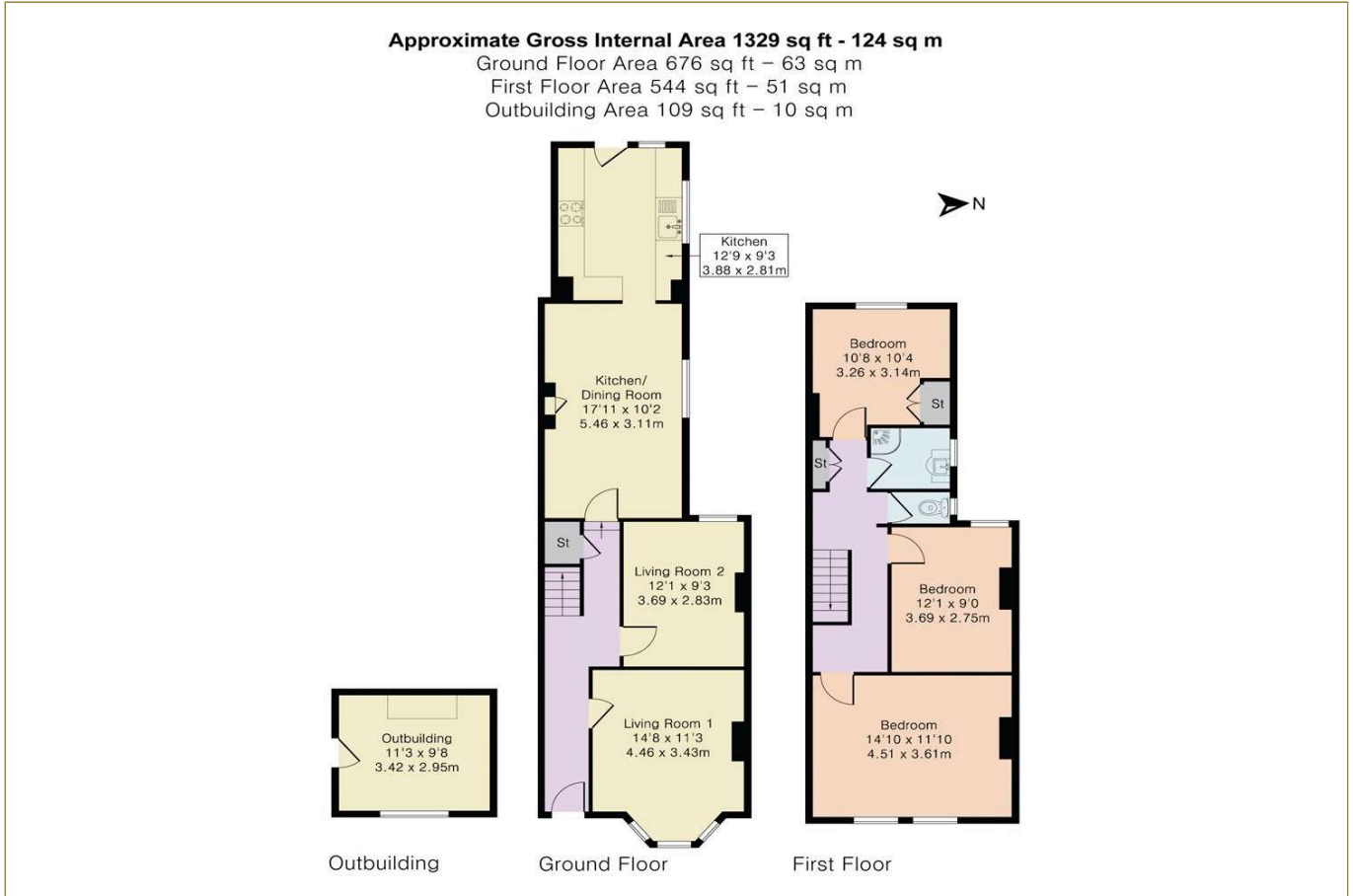
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9778-3041-7201-8494-8200>

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

