

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LUSCOMBE CLOSE, CAVERSHAM READING, RG4 5LG

£285,000

A particularly spacious two bedroom ground floor maisonette with its own private rear garden presented in good order with two large double bedrooms set in a peaceful cul-de-sac approximately one mile from Caversham centre and Reading railway station. Includes garage

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

uPVC front door to

ENTRANCE LOBBY

With alcove housing meters

ENTRANCE HALL

With radiator and built in airing cupboard

LIVING/DINING ROOM

Spacious dual aspect room with double glazed windows, radiator

**KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds. Inset four ring gas hob with extractor hood above and oven below, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler, concealed lighting, rear aspect double glazed window

**BEDROOM ONE**

With front aspect double glazed window, radiator and large built in cupboard



BEDROOM TWO

Rear aspect double glazed window, radiator, built in cupboard



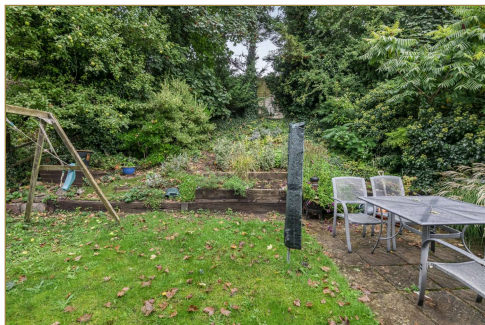
BATHROOM

Comprising twin gripped bath with shower and glass deflector, wash hand basin, W.C., with tiled surrounds, rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a private garden mainly laid to lawn with patio area and raised tiered garden beyond with sleeper enclosed beds and steps with mature shrubs and trees providing excellent screening and seclusion, outside water tap and timber shed



OUTSIDE

The front of the property is entered via paved pathway with picket fence and gateway to entrance



GARAGE

In nearby block

DIRECTIONS

From central Caversham proceed north up Prospect Street at traffic lights fork right onto Henley Road, turn right into Donkin Hill, left into Lower Henley Road and right into Luscombe Close

TENURE

Leasehold

Original lease - 999 years

Lease remaining - 965 years

Buildings Insurance - Approx. £290 per annum

Ground rent - £12 per annum

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 over 2,500 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.

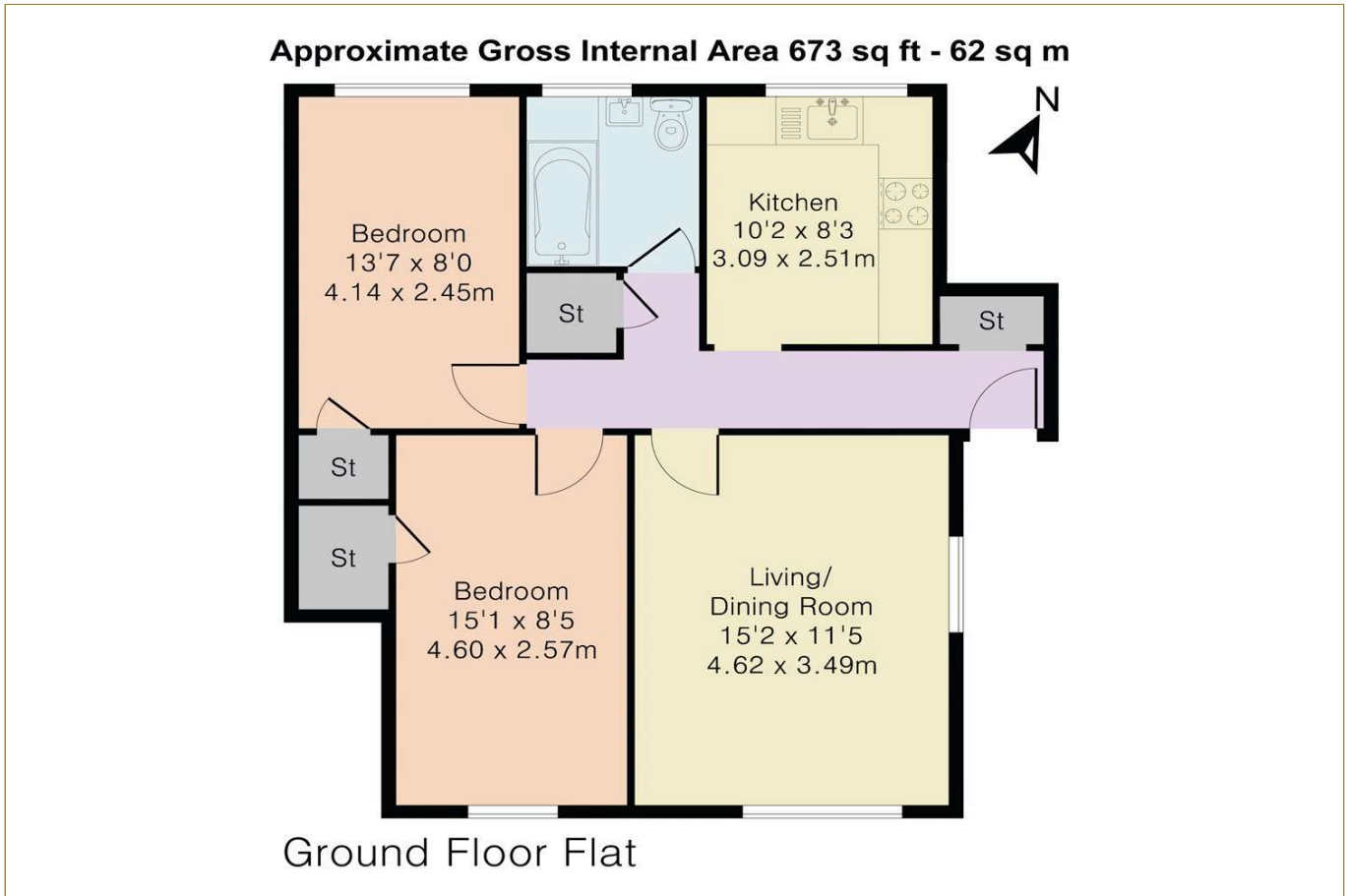
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2670-3042-8201-7514-2200>

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

