

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



OXFORD STREET, CAVERSHAM READING, RG4 8HN

£385,000

One of the larger design bay fronted Victorian terrace properties presented in excellent decorative order with updated fittings and retaining many period features with a delightful secluded rear garden with brick built workshop unit to the rear conveniently positioned in the very centre of Caversham just steps from local shops and amenities and within half a mile of Reading railway station

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

This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE

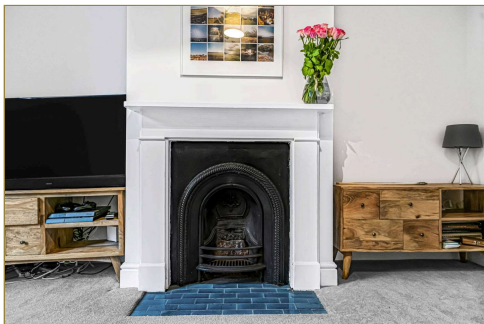
Covered entrance porch and front door to

RECEPTION HALL

With radiator, staircase to first floor

LIVING ROOM

Spacious room with front aspect feature double glazed bay window and central cast iron fireplace with tiled hearth surround and mantel over with real fire facility



DINING ROOM

With rear aspect double glazed window, radiator, oak style flooring, central fireplace with surround and mantel over and large understairs storage cupboard



FITTED KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven below, integrated washing machine and dishwasher, neatly fitted gas boiler. Oak style flooring, rear aspect double glazed window and double glazed kitchen side door to garden

**STAIRCASE FROM RECEPTION HALL TO SPLIT LEVEL LANDING**

With access to loft space above

**BEDROOM ONE**

With front aspect double glazed window, radiator, ornate cast iron ornamental fireplace with surround and mantel over

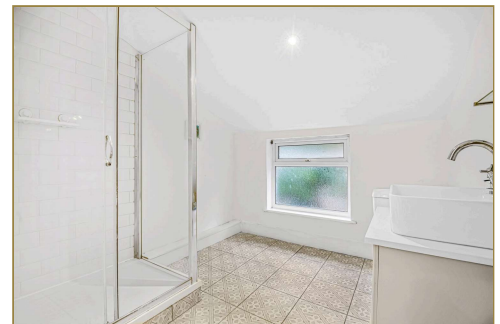


BEDROOM TWO

With rear aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over, recessed shelving

**BATHROOM (SHOWER ROOM)**

Comprising large tiled shower cubicle, wash hand basin with drawer space below, W.C., rear aspect obscure double glazed window, tiled floor and radiator

**REAR GARDEN**

At the rear of the property is a delightful level secluded garden laid to lawn with full length paved pathway and paved patio area adjacent to the property, with brick built store attachment to the rear of the house and brick retained wall enclosures. At the rear of the garden is a very useful brick built store unit for garden equipment, bikes etc. with rear access, this store unit has electricity and provides a variety of potential use. In all the garden extends approximately 40ft



**FRONT GARDEN**

The front of the property is entered via a wrought iron gate with a quarry tiled path leading to the front door with enclosed front garden area with paving and shrubs and brick retained wall enclosure

**DIRECTIONS**

From central Caversham proceed north up Prospect Street turn left into Oxford Street

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,550

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/0350-2934-0410-2224-2251>

FLOOR PLAN

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

