

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **HEMDEAN RISE, CAVERSHAM READING, RG4 7SA**

**Price Guide £500,000**

A 1950's semi detached house in need of full refurbishment including heating, wiring, kitchen, bathroom & windows. Pleasantly situated in this tucked away private road position only a 3 minute walk to Caversham centre and approx. one mile to Reading mainline station. Also includes 75ft rear garden and rear detached storage garage

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**ENTRANCE**

Front door to

**RECEPTION HALL**

Understairs cupboard incorporating electric meter and fuse box, stairs to first floor, radiator



**LIVING/DINING ROOM**

Front aspect bay window, two radiators, rear sliding glazed door to outside balcony, tiled fireplace



**KITCHEN**

Dual aspect, worktops, sink unit, radiator, cupboards, side door to outside

**STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING**

Side aspect, access to loft

**BEDROOM ONE**

Front aspect, original cast iron fireplace, radiator



**BEDROOM TWO**

Rear aspect, radiator, cupboard housing gas boiler



**BEDROOM THREE**

Front aspect



**BATHROOM**

Three piece suite, rear aspect, radiator

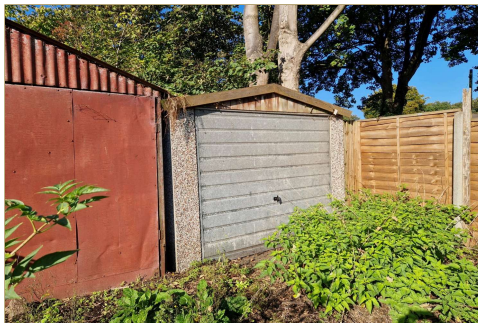
**REAR GARDEN**

Overgrown and approx, 75ft in length with under house basement storage areas



**GARAGE**

Access between numbers 70 and 72 Hemdean Road that becomes partially overgrown towards the garage



**FRONT GARDEN**

Small enclosed garden

**SCHOOL CATCHMENT**

Thameside Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band D

**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

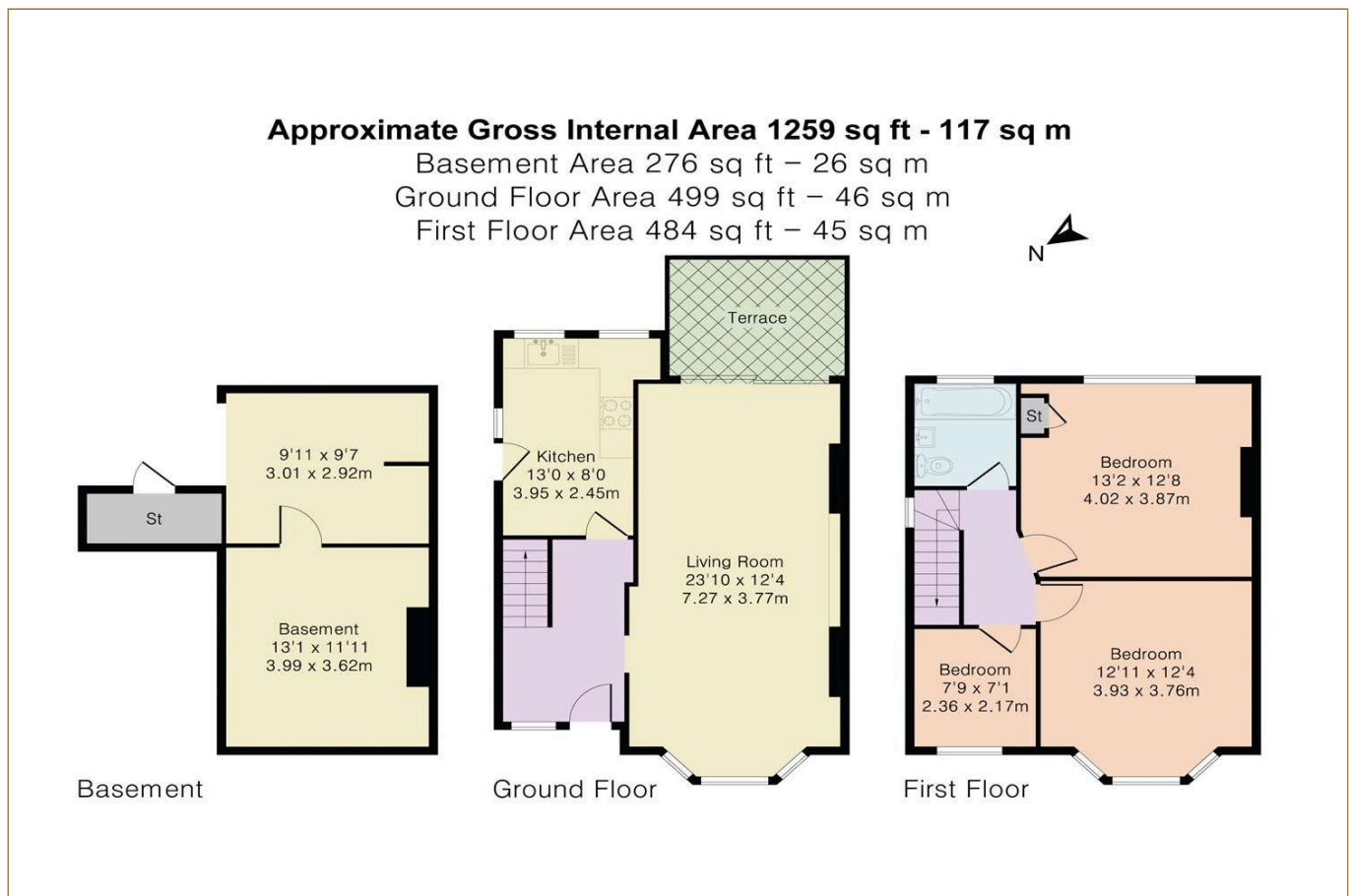
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9860-3942-1200-1594-9204>

**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

