

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BOULT STREET,
READING, RG1 4RD**

£335,000

A Victorian semi detached requiring full refurbishment - suitable for anyone looking for a project as this will need a new heating system, new electrics, replastering, new kitchen and bathroom plus associated jobs. The property has a 24ft living/dining room, kitchen, shower room, three separate bedrooms and a neat walled side garden. Great location - only a 3 minute walk to Royal Berkshire Hospital & approx. half a mile to Reading town centre

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ENTRANCE HALL

Radiator, staircase to first floor with cupboard under housing fuse box

LIVING/DINING ROOM

This room was formerly two separate rooms which could be re-instated if required. Front aspect window with rear door to garden, three radiators, cast iron fireplace with decorative slips



KITCHEN

Door to garden, cupboards, through to:

SHOWER ROOM

Shower cubicle, w.c, wash hand basin



STAIRCASE TO FIRST FLOOR LANDING

Access to loft

BEDROOM ONE

Twin front aspect sash windows, cast iron fireplace, radiator



BEDROOM TWO

Rear aspect sash window, cast iron fireplace, radiator



BEDROOM THREE

Rear aspect sash window, fireplace, airing cupboard



GARDEN

The garden is set to the rear side of the house and is fully enclosed.



PARKING

A residents parking scheme operates in this road through Reading Borough Council

TENURE

Freehold

SCHOOL CATCHMENT

New Town Primary School

The Bulmershe School

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 F

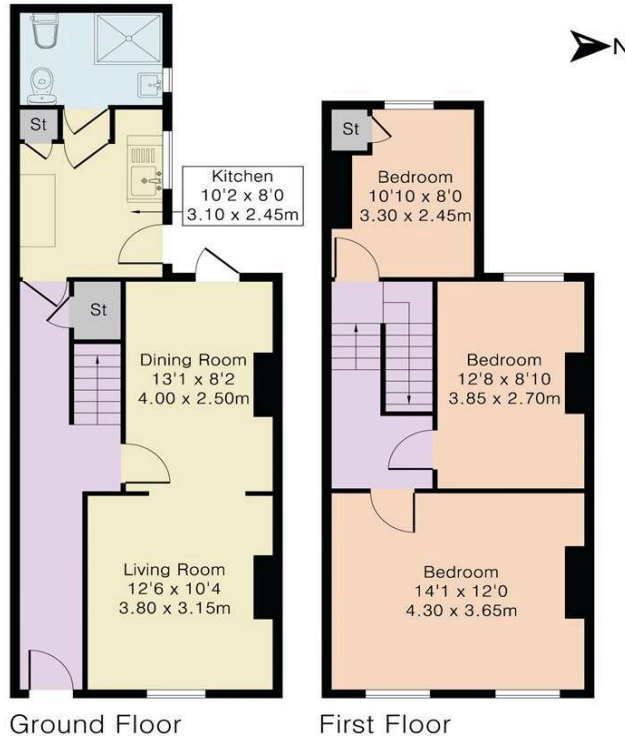
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0386-3943-5209-8534-7204>

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

Approximate Gross Internal Area 940 sq ft - 87 sq m

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 446 sq ft – 41 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

