

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£250,000**

CASH BUYERS ONLY - 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

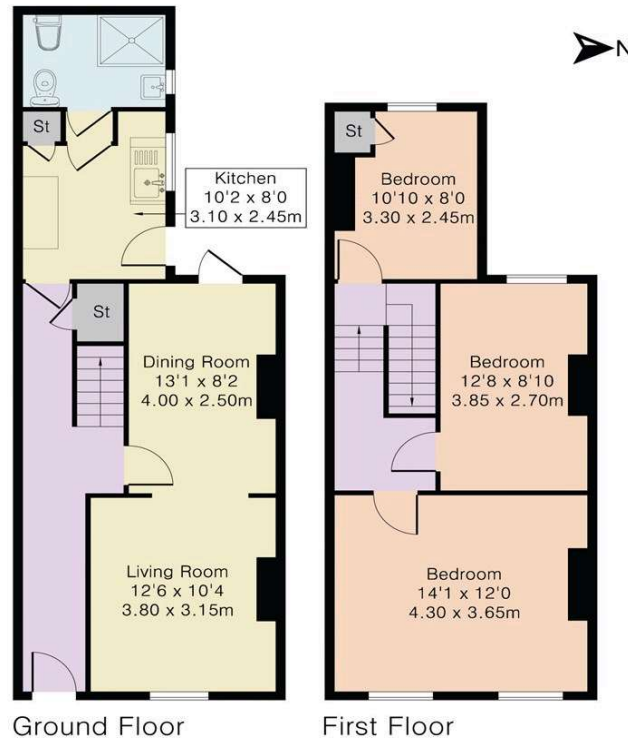
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0386-3943-5209-8534-7204>

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

