

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COLDICUTT STREET, CAVERSHAM READING, RG4 8DU

£250,000

A smart two bedroom ground floor apartment with its own courtyard garden located in this super position only approx. half a mile to Caversham centre and a 15 minute walk to Reading station. Benefiting from a refitted kitchen and bathroom in 2022, the property has gas central heating and is an ideal first time or investment buy

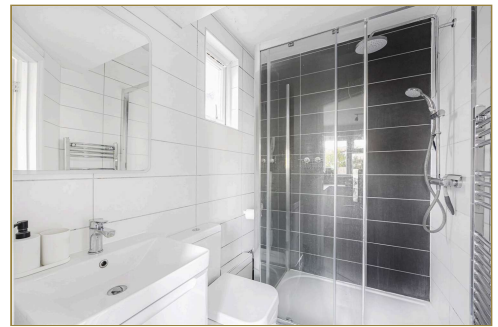
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E info@farmeranddyer.com

ENTRANCE LOBBY**KITCHEN**

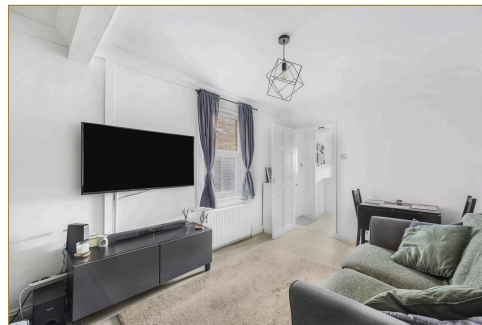
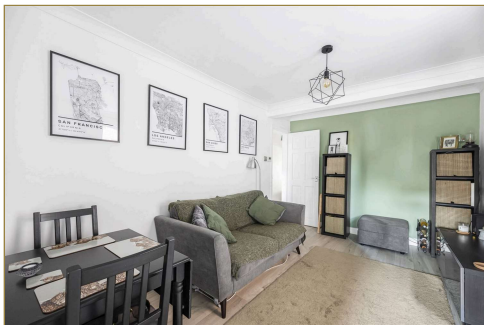
Refitted in 2022 to comprise: worktops with sink unit, range of cupboards and drawers including fitted fridge freezer and dishwasher, gas hob with electric oven and overhead extractor, laminate floor, rear aspect, door to:

**SHOWER ROOM**

Refitted in 2022 - Three piece suite comprising: double width shower, fitted wash hand basin with cupboard, W.C, tiled floors and walls, dual heating chrome towel radiator, illuminated and heated mirror, side aspect window

**LIVING/DINING ROOM**

Side aspect, laminate floor, radiator, door to:

**INNER HALLWAY**

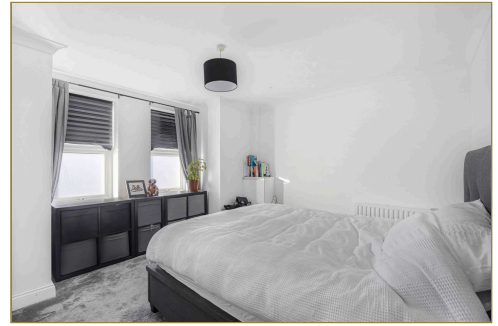
Laminate floor, radiator

UTILITY/STORAGE CUPBOARD

Space for washing machine and dryer above, cloaks hanging space

BEDROOM ONE

Twin front aspect, radiator



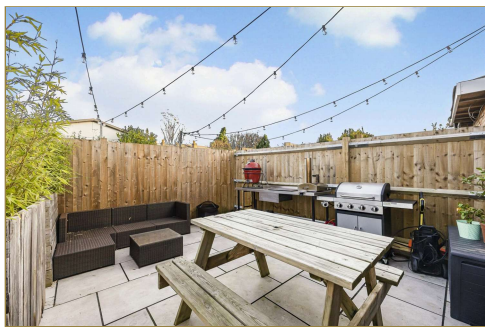
BEDROOM TWO

Side aspect, radiator



GARDEN

To the rear of the property is a courtyard style paved garden, ideal for entertaining and BBQ's etc



PARKING

There is a residents parking scheme that operates in this road with permits available from Reading Borough Council

DIRECTIONS

Leave Caversham centre via Gosbrook Road and take the 4th right into George Street, first left into Kings Road whereby Coldicutt Street can be found at the very end

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 105 years

Maintenance charge - N/A

Ground rent - N/A

Half of building insurance - £207 per annum

APPROXIMATE RENTAL VALUATION

£1395pcm

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band B

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

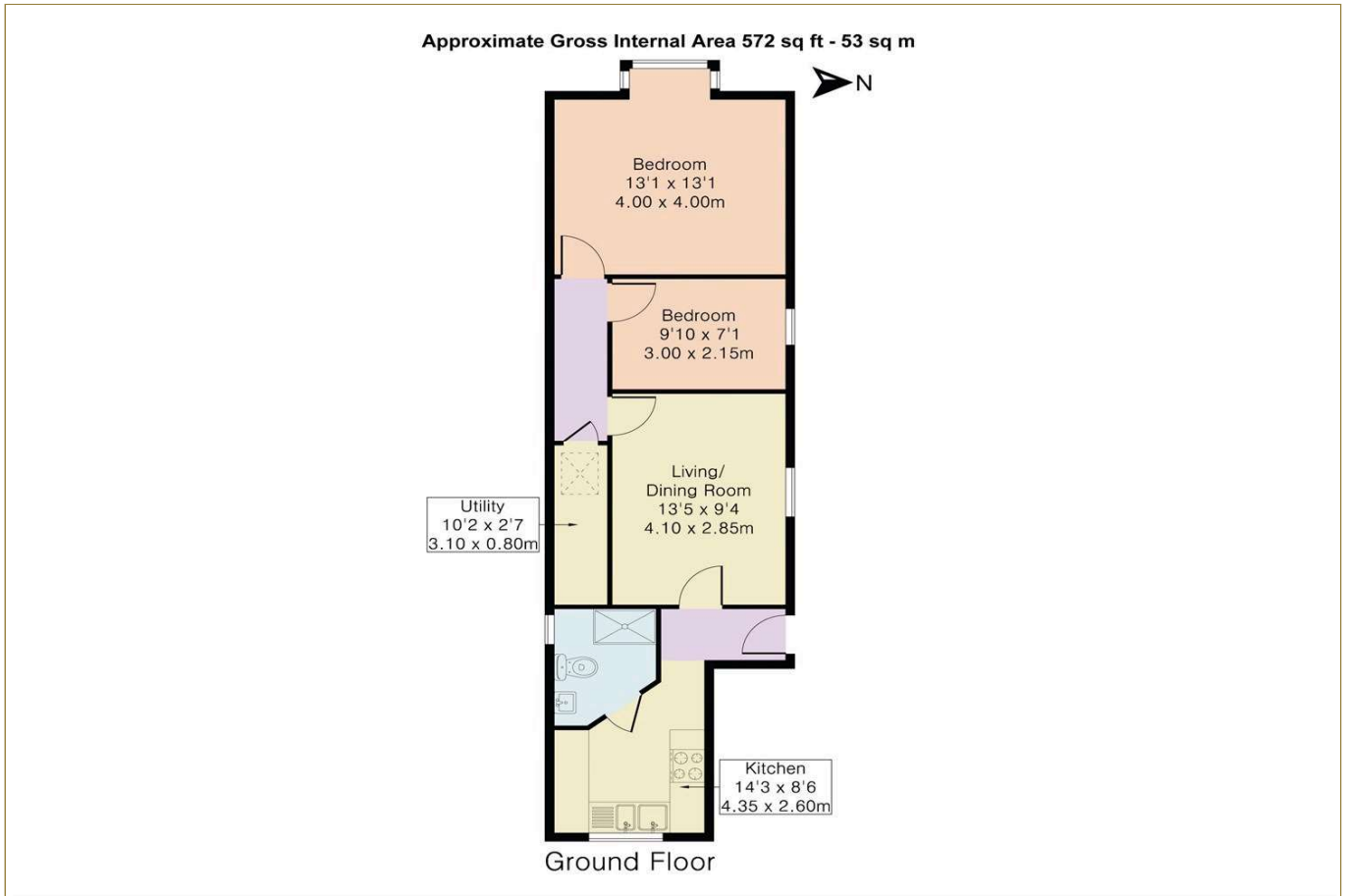
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9310-2948-7100-2209-2025>

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

