

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BALMORE DRIVE, CAVERSHAM
READING, RG4 8NL**

£725,000

Unlock the potential of this 1930s semi-detached house on a private road, just a short 15 minute walk from Caversham Centre and outstanding local schools. With three bedrooms and two receptions, this freehold property is ready for modernisation and your personal touch

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

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

RECEPTION HALL

Spacious entrance hall leading to kitchen and reception rooms

**LIVING ROOM**

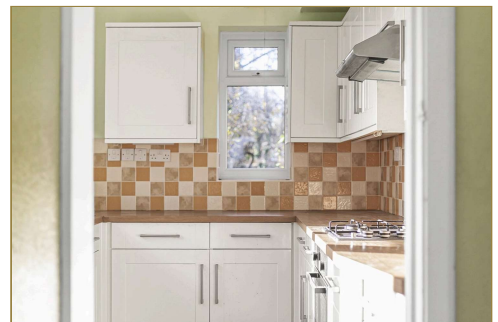
Large 15ft living room with bay window

**DINING ROOM**

14.9ft dining room with French doors to large family garden

**KITCHEN**

Kitchen with gas hob, oven, and sink, with side access door.



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above



BEDROOM ONE

Spacious master double bedroom to the front of the property with bay front and chimney breast



BEDROOM TWO

Large double bedroom over looking the rear of the property



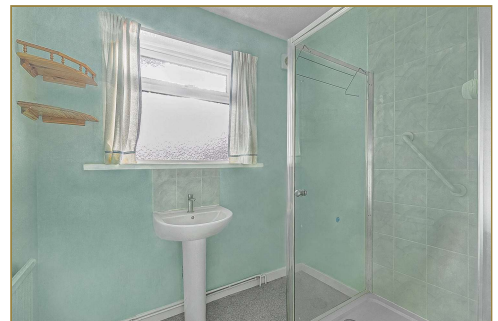
BEDROOM THREE

7ft by 7ft single bedroom to the front of the property



BATHROOM

Shower room to the rear of the property



SEPERATE W.C.



REAR GARDEN

approx. 155ft enclosed private rear garden with rear access



OUTSIDE

Ample off road parking, 35ft front garden



GARAGE

Garage to the side of the property with access through to the garden

NOTE

Residents of Balmore Drive have use of the Residents Tennis Court and picnic area

PRIVATE ROAD CONTRIBUTION FUND

Approximately £200 per annum

Leave Caversham centre via Peppard Road, turn left into Balmore Drive where the property will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

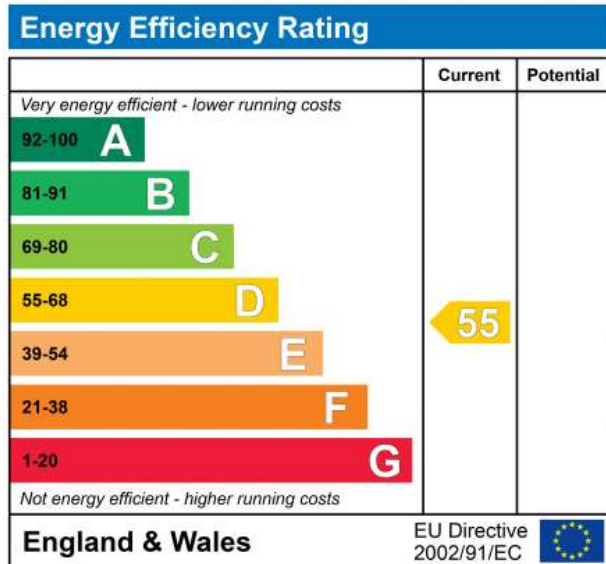
FREE MORTGAGE ADVICE

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/9103-3028-5203-2507-4200>



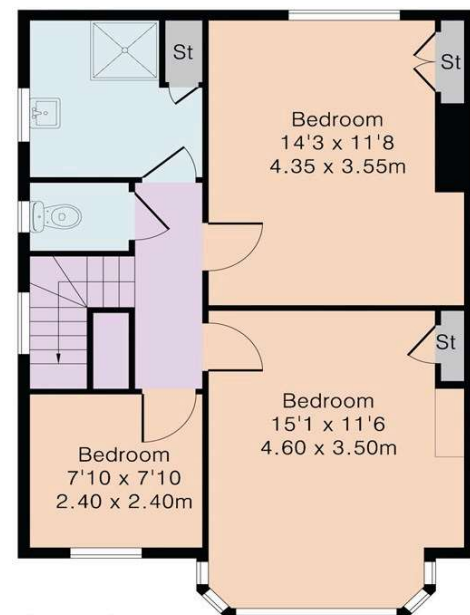
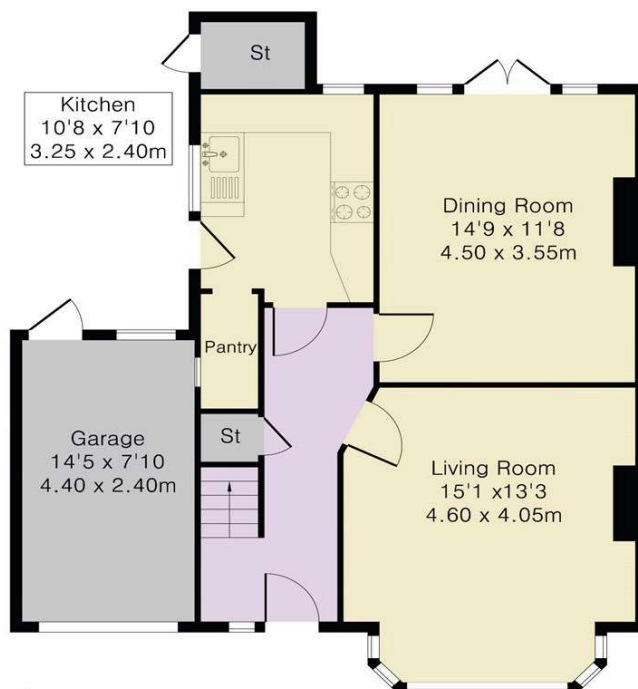
FLOOR PLAN

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

Approximate Gross Internal Area 1263 sq ft - 117 sq m

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 564 sq ft – 52 sq m



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LOCATION

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

