

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### THE WILLOWS, CAVERSHAM READING, RG4 8BD

**£275,000**

A spacious one bedroom first floor maisonette in very good condition throughout, positioned in the sought after Willows development in the very centre of Caversham just steps from shops and amenities, River Thames and Caversham Bridge. Benefits from off road parking and less than half a mile from Reading railway station. No chain

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**SITUATION**

This property is a short walk from local amenities including the public library, doctors, surgery, dental practice and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

**ENTRANCE**

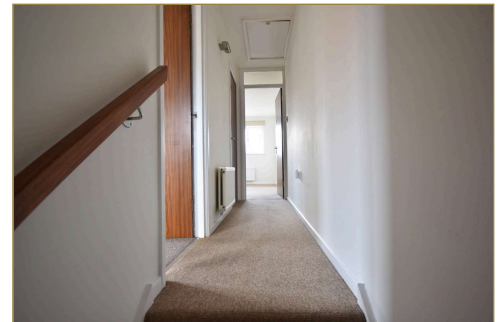
Covered entrance porch and uPVC front door with double glazed insert to

**ENTRANCE HALL**

With staircase to

**FIRST FLOOR LANDING**

With access to loft space, radiator

**LIVING/DINING ROOM**

Dual aspect room with lattice style leaded light double glazed windows, naturally segregated for living and dining areas, radiator and built in cupboard housing gas boiler

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units and drawers with laminated roll edged work surfaces, contrasting tiled surrounds, inset range cooker with extractor hood above, plumbing for washing machine, appliance space for fridge/freezer, radiator, rear aspect double glazed window

**DOUBLE BEDROOM**

With rear aspect double glazed window, radiator, two fitted double wardrobes and further built in airing cupboard housing hot water tank with slatted shelving



**BATHROOM**

White suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin, W.C., fully tiled walls, stainless steel heated towel rail and extractor fan

**OUTSIDE**

The property benefits from a small garden area at the front

**PARKING**

Off road parking space at the rear of the property

**AERIAL VIEW**

## **TENURE**

Leasehold

Original lease - 189 years

Lease remaining - 146 years

## **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 C

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/4834-0429-2409-0615-4226>

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

**Approximate Gross Internal Area 516 sq ft - 48 sq m**

Ground Floor Area 47 sq ft – 4 sq m

First Floor Area 469 sq ft – 44 sq m

