

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KIDMORE END ROAD, EMMER GREEN  
READING, RG4 8SE**

**Price Guide £300,000**

SOLD PRIOR TO MARKETING. One of the larger design Victorian terraced requiring full modernisation throughout, with 80ft garden and conveniently positioned opposite Emmer Green Park and within 300 metres of Emmer Green shops. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**ENTRANCE**

Covered entrance porch and uPVC front door to

**RECEPTION HALL**

Staircase to first floor with understairs storage cupboard and double glazed side door to garden

**LIVING ROOM**

With front aspect window, fireplace

**DINING ROOM**

With rear aspect window, fireplace

**KITCHEN**

With sink, base and eye level units, gas cooker point, side aspect double glazed window, door to

**REAR LOBBY**

With airing cupboard and hot water tank, side aspect double glazed window

**SHOWER ROOM**

With corner shower, wash hand basin, W.C., rear aspect double glazed window

**STAIRCASE FROM RECEPTION HALL TO SEMI LANDING**

With side aspect double glazed window

**BEDROOM THREE**

With side aspect double glazed window

**MAIN LANDING**

With access to

**BEDROOM ONE**

With twin front aspect windows

**BEDROOM TWO**

With rear aspect window

**REAR GARDEN**

At the rear of the property is an extensive garden laid to lawn with full length pathway and brick built storage unit to the rear, enclosed by timber fencing and extending approximately 80ft

**NOTE**

There is a communal part covered and secured walkway between number 58 and 60 which provides resident access

**OUTSIDE**

The front of the property is entered via a wrought iron gate with quarry pathway and porch to front door. There is a small enclosed garden area with brick retained wall

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green turning left into Kidmore End Road where the property can be found on the right hand side

**SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

**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**

To view the full EPC for this property, you can access the national database with the following web address:

**FLOOR PLAN**

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

