

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8BS**

£265,000

Rare opportunity! This beautifully presented one bed terraced home with private garden in the heart of Caversham. Ideal for first time buyer or investors. FREEHOLD

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

This property is a short walk from local amenities including the public library, doctor's surgery, dental practice, Thameside Primary School 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

LIVING ROOM

11ft cosy living room with access to the kitchen

**KITCHEN**

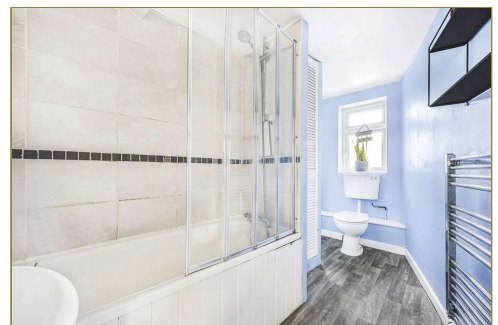
Kitchen with gas hob built in oven, and space for washing machine, with access to the garden

**BEDROOM**

Good size double bedroom with built in wardrobes above the stairs

**BATHROOM**

Family bathroom with shower above the bath and boiler cupboard



REAR GARDEN

AstroTurf garden with patio area at the end with garden shed



TENURE

Freehold

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/0330-2183-9420-2895-7661>

FLOOR PLAN

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

Approximate Gross Internal Area 421 sq ft - 39 sq m

Ground Floor Area 204 sq ft – 19 sq m

First Floor Area 204 sq ft – 19 sq m

Outbuilding Area 13 sq ft – 1 sq m

