

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CHAMPION ROAD, CAVERSHAM
READING, RG4 8EL**

£350,000

A beautifully situated Victorian terrace home with extended kitchen/breakfast room, downstairs W.C., and two reception rooms, complemented on the first floor with two double bedrooms and a separate first floor bathroom and part converted attic. Conveniently positioned approximately one mile from Reading railway station and Caversham centre

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

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

ENTRANCE

uPVC front door to

ENTRANCE HALL

With staircase to first floor, sliding door to

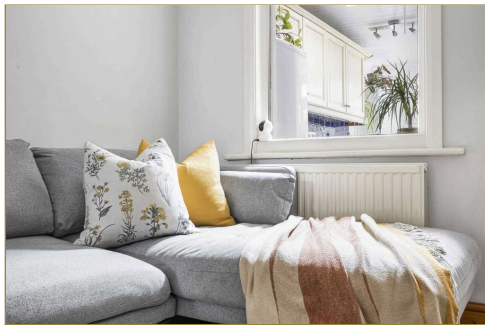
DINING ROOM

With front aspect double glazed window with internal shutter, radiator



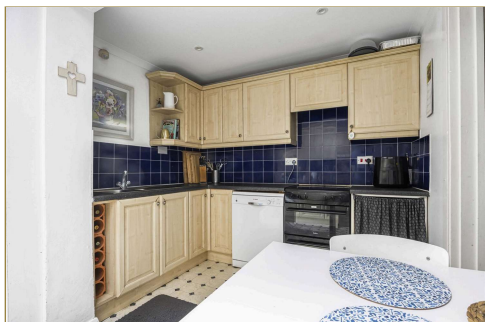
LIVING ROOM

With radiator, central cast iron fireplace with hearth, surround and mantle over, two wall light points and understairs storage cupboard housing meters



KITCHEN/BREAKFAST ROOM

Fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces, contrasting tiled surrounds, electric cooker point, plumbing for washing machine and dishwasher, further appliance space for fridge/freezer. Room for small breakfast table and chairs, overhead skylight window



REAR LOBBY

With gas boiler, rear aspect double glazed windows and matching double glazed door to garden, electric heater and latch door to

CLOAKROOM

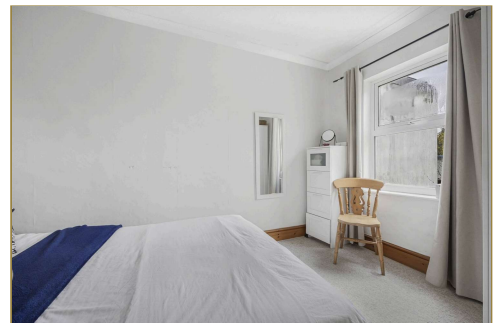
With W.C. and rear aspect window

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**BEDROOM ONE**

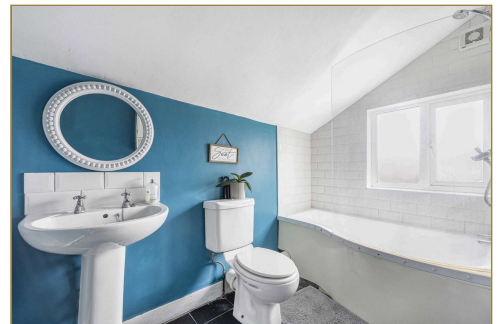
With front aspect double glazed window, radiator, built in wardrobe with access to roof space (partly converted with Velux windows)

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BATHROOM**

Three piece suite comprising shower bath with glass deflector, wash hand basin, W.C. tiled surrounds, radiator, rear aspect obscure double glazed window, extractor

**REAR GARDEN**

At the rear of the property is a fully enclosed garden laid to lawn with rear patio area with a mixture of timber fencing and brick retaining wall enclosures, flower and shrub borders extending approximately 40ft with excellent seclusion



OUTSIDE

At the front of the property is a small enclosed garden area with brick retained wall and pathway to front door



DIRECTIONS

Leave central Caversham via Gosbrook Road, carry on through the traffic lights turn right into Mill Road and left into Champion Road

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,495

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Council 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

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/8102-6735-9929-2796-0113>

FLOOR PLAN

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

