

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**OXFORD STREET, CAVERSHAM
READING, RG4 8HN**

£399,950

A centrally located Victorian terrace with accommodation set over three floors and only a 20 minute walk to Reading station. Includes hallway, reception room/bedroom with ensuite, living rm, kitchen/breakfast rm, two first floor bedrooms & shower rm, top floor with ensuite shower rm, low maintenance garden. Ideal for the investment or first time buyer. No onward chain

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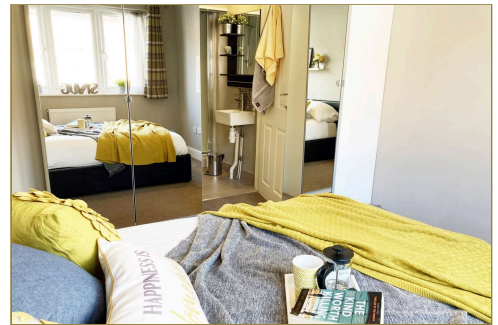
NOTE

The property is currently used as a multi room rental investment achieving approx. £33,500 p.a

ENTRANCE HALL

RECEPTION ROOM/BEDROOM

Front aspect, door to



ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, low level w.c, wash hand basin

LIVING ROOM

Rear aspect

KITCHEN/BREAKFAST ROOM

Fitted with a range of units and drawers, worktops with sink unit, appliance standing space, plumbing for washing machine, side aspect, double doors to garden

STAIRCASE TO FIRST FLOOR LANDING

Further staircase leading to top floor

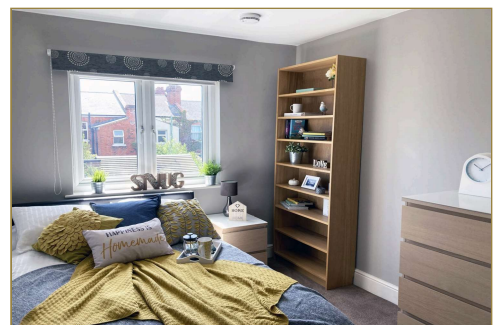
BEDROOM

Front aspect, built in storage cupboard



BEDROOM

Rear aspect, built in storage cupboard



SHOWER ROOM

Three piece suite comprising shower cubicle, low level w.c, wash hand basin



STAIRCASE TO TOP FLOOR

Eaves storage area

BEDROOM

Rear aspect, door to



ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, low level w.c, wash hand basin

OUTSIDE

To the rear of the property is a small and easily maintained garden enclosed by panel fencing

TENURE

Freehold

School Catchment

Thameside 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 over 2,500 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/8470-6926-7080-0656-5296>

FLOOR PLAN

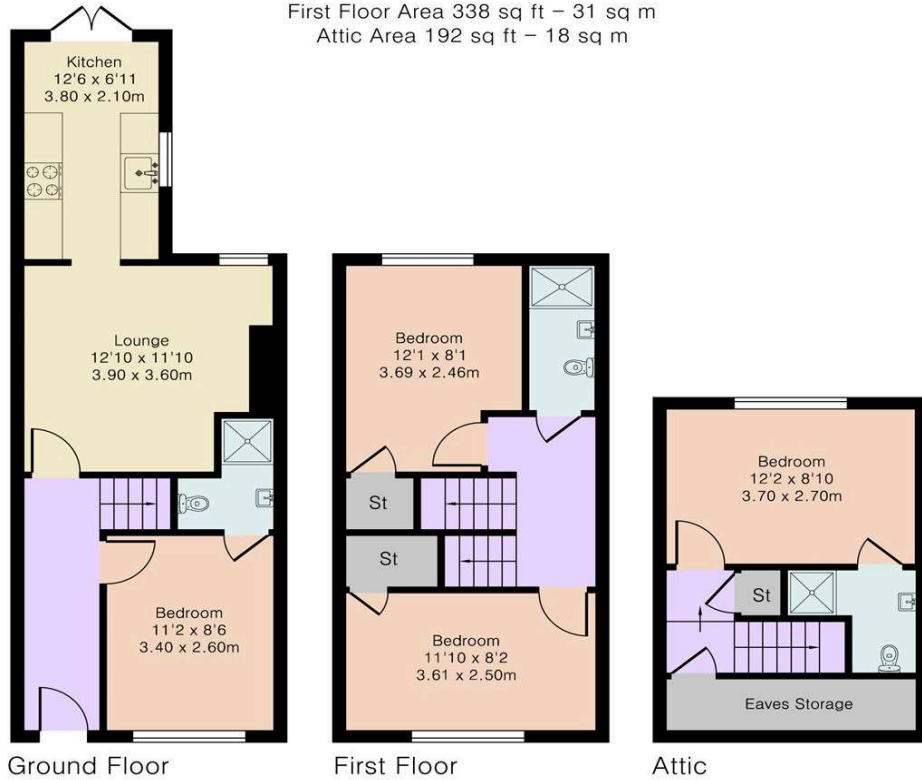
These floor plans are for guidance purposes only and are not to scale - To follow

Approximate Gross Internal Area 956 sq ft - 89 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 338 sq ft – 31 sq m

Attic Area 192 sq ft – 18 sq m



LOCATION

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

