

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**YORK ROAD,
READING, RG1 8DX**

£350,000

Charming, well presented, three separate bedroom Victorian terrace home within a 13 minute walk of Reading train station, with separate upstairs bathroom - Perfect family home near schools and the train station!

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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LIVING ROOM

Light and airy living room with beautiful fireplace and wood flooring



DINING ROOM

11.9ft by 10ft dining room, with understairs storage, wood flooring and access to the kitchen



KITCHEN

Refitted modern kitchen with built in oven and gas hob.



BEDROOM TWO

11ft by 10ft double bedroom to the front of the home with built in wardrobes



BEDROOM THREE

Small double bedroom overlooking the rear garden



BATHROOM

Modern refitted bathroom with shower over bath, and separate sink and wall unit



BEDROOM ONE

Master bedroom in the loft conversion, with two Velux windows and eave storage



REAR GARDEN

Private, South easterly facing rear garden





DIRECTIONS

Leave Caversham via Caversham Bridge and proceed into Caversham Road, turning right into York Road where the property will be found on the left hand side

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,650

SCHOOL CATCHMENT

E P Collier Primary School and Nursery
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

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/0390-2147-5470-2895-8741>

FLOOR PLAN

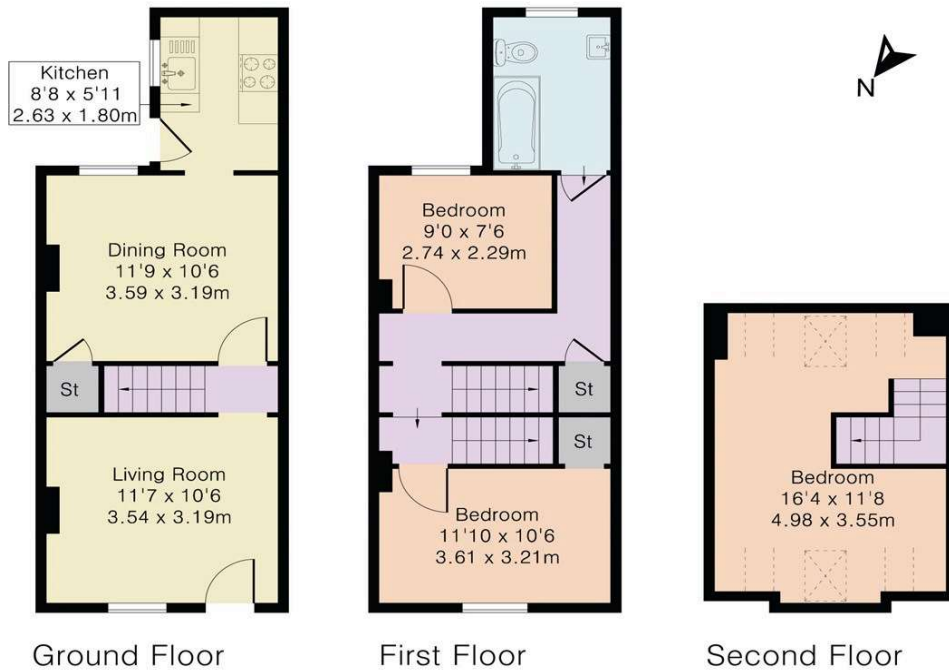
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 849 sq ft - 79 sq m

Ground Floor Area 332 sq ft – 31 sq m

First Floor Area 332 sq ft – 31 sq m

Second Floor Area 185 sq ft – 17 sq m



LOCATION

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

