

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**NEWPORT ROAD,
READING, RG1 8EA**

£455,000

A delightful larger design bay fronted Victorian terrace with three separate bedrooms, two bathrooms, carefully laid out downstairs accommodation complemented by a 40ft secluded garden with high quality permanent gazebo to the rear. Conveniently positioned in a peaceful road on Caversham borders close to Caversham Bridge within half a mile of Reading station

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

ENTRANCE

Covered entrance porch with quarry tiled step and front door to

RECEPTION HALL

With radiator, ornate arch and original coving. Staircase to first floor and through to

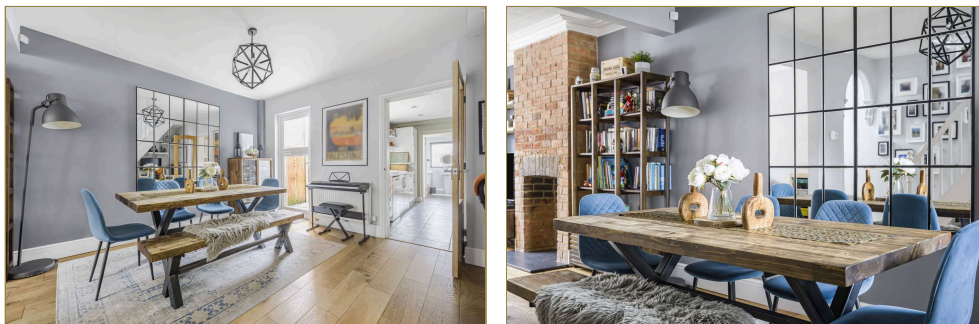
LIVING/DINING ROOM

Dual aspect with natural segregations for living and dining areas

LIVING AREA with front aspect feature double glazed bay window with internal shutters, radiator, oak engineered wood flooring, brick ornamental fireplace, recessed shelving and original coved ceiling



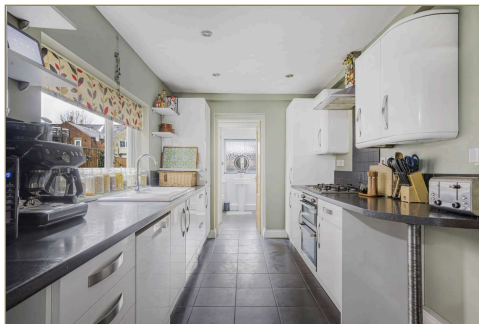
DINING AREA with rear aspect double glazed door to garden, oak engineered wood flooring, understairs recess study area, radiator





FITTED KITCHEN/BREAKFAST ROOM

Fitted comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated double oven, plumbing for dishwasher, integrated fridge/freezer, breakfast bar, tiled floor, side aspect double glazed window, built in utensil cupboard, neatly fitted gas boiler and door to



REAR LOBBY

With double glazed door to garden and utility cupboard with plumbing for washing machine and space for tumble dryer above. Door to

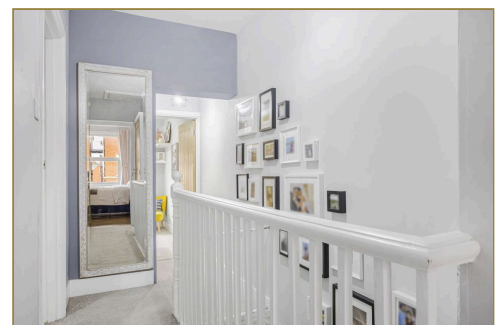
BATHROOM

Suite comprising panelled bath with shower attachment and glass deflector, wash hand basin, W.C., contrasting tiled walls and floor, extractor fan, rear aspect obscure double glazed window, radiator



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Split level with access to partly boarded loft space above and built in cupboard

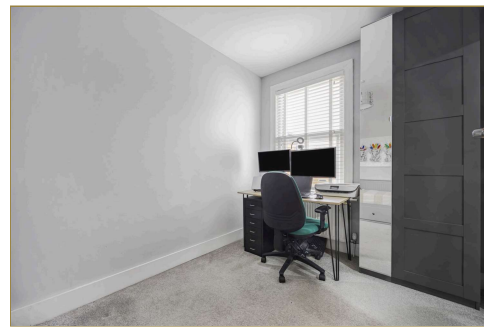
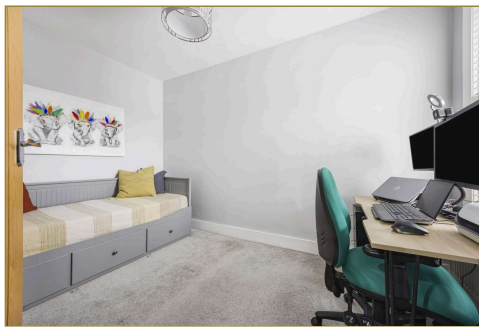


BEDROOM ONE

With twin front aspect double glazed windows, oak style flooring, two radiators

**BEDROOM TWO**

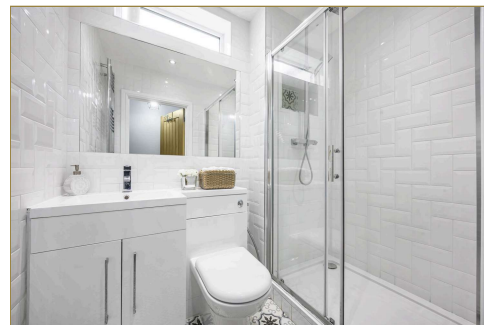
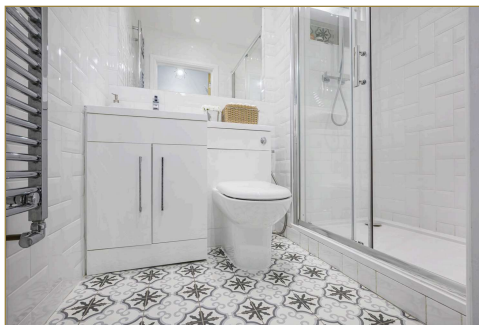
With rear aspect double glazed window, radiator

**BEDROOM THREE**

With rear aspect double glazed window, radiator

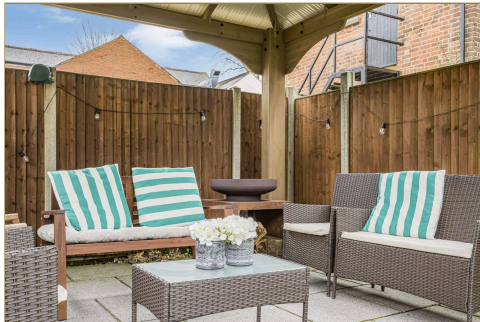
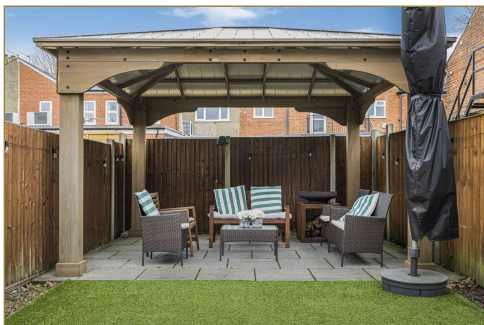
**SHOWER ROOM**

Comprising fully tiled one and a half width shower cubicle, wash hand basin with cupboard space below, W.C., fully tiled walls and floor, heated towel rail, side aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a well maintained garden with a centralised Astro Turf lawn, large timber garden store and superb permanent gazebo over a paved patio providing all weather usage, with timber fenced enclosures, paved area to the side of the property with outside water tap, in all the gardens extend approximately 40ft with good seclusion, outside power



OUTSIDE

The front of the property is entered via a wrought iron gate with pathway to front door, enclosed low maintenance garden area with brick retained wall enclosure



DIRECTIONS

Leave Caversham via Caversham Bridge and proceed over the roundabout turning right into Randolph Road and left into Newport Road

TENURE

Freehold

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/0041-2838-7575-9106-8221>

FLOOR PLAN

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

Approximate Gross Internal Area 987 sq ft - 91 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 446 sq ft – 41 sq m

