

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CROMWELL ROAD, CAVERSHAM READING, RG4 5EA

£415,000

Located in one of Caversham's sought after terrace roads, this Victorian home benefits from three separately approached bedrooms, two receptions rooms, kitchen, bathroom and a bonus loft room. Attractive rear garden and available with no onward chain. Nearby park and Reading station is only a 16 minute walk

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

ENTRANCE PORCH

Door to:

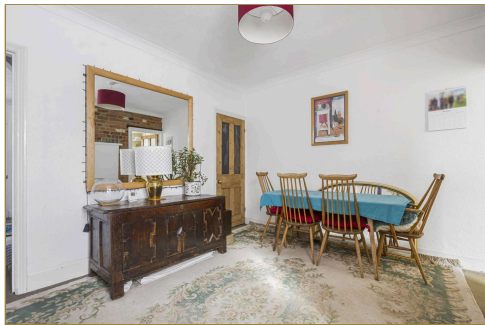
LIVING ROOM

Front aspect bay window, feature fireplace, two radiators, t.v point, cupboard, stairs to first floor



DINING ROOM

Under stairs cupboard, door to side utility area, door to:



KITCHEN

Fitted with worktops, range of cupboards and drawers, space for gas cooker, useful breakfast bar, plumbing for washing machine, sliding door to:

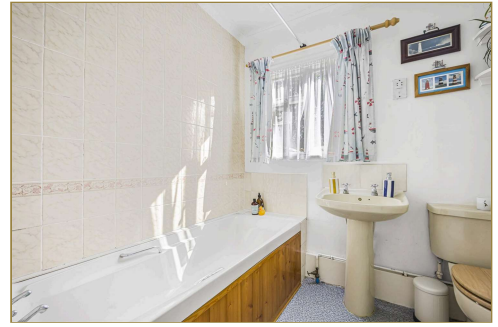


REAR LOBBY

Door to garden, door to:

BATHROOM

Three piece suite comprising: panelled bath with electric shower, w.c, pedestal wash hand basin, radiator, rear aspect



STAIRCASE TO FIRST FLOOR LANDING

BEDROOM ONE

Twin front aspect sash windows, radiator, space saving staircase to loft room



BEDROOM TWO

Rear aspect, exposed floorboards, radiator



BEDROOM THREE

Rear aspect, radiator, exposed floorboards, airing cupboard housing gas boiler

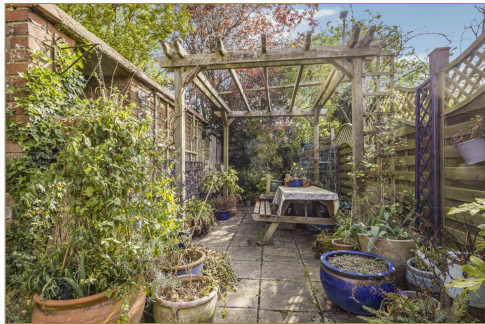


LOFT ROOM

Ideal home office with Velux style window, eaves storage cupboards

**OUTSIDE**

To the rear of the property is an attractive garden, with two patio areas and an array of flowers and shrubs. Includes brick storage shed and rear access gate

**PARKING**

There is a residents permit parking scheme that operates in this road - permits are available through Reading Borough Council

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 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

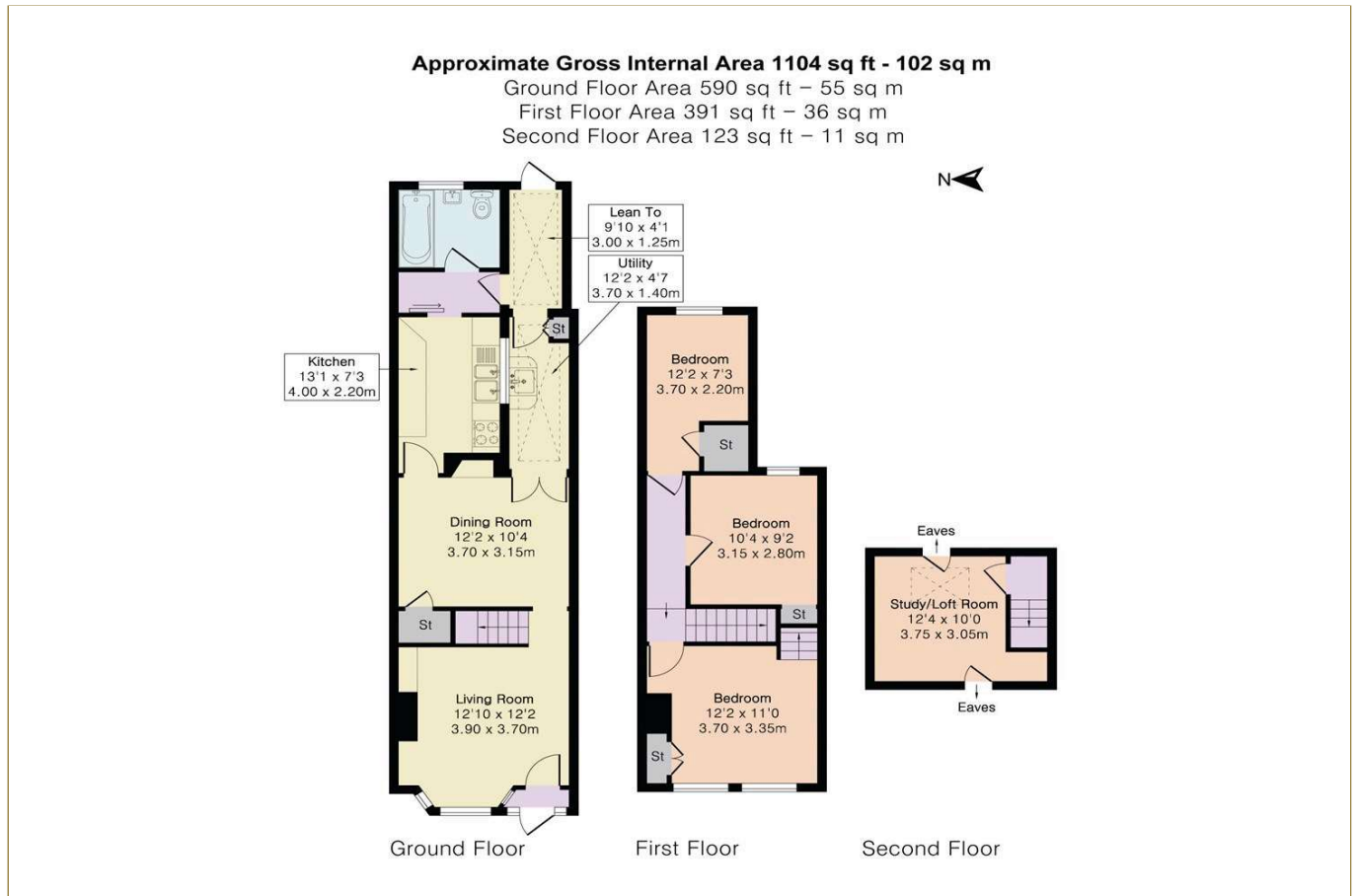
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/0390-2841-0440-2905-5845>

FLOOR PLAN

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



LOCATION

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

