

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**NORTH STREET, CAVERSHAM
READING, RG4 8JA**

Price Guide £400,000

A super mid-terrace home located a short walk from shops and restaurants. Two double bedrooms, separate first floor modern bathroom, open plan living room and fitted kitchen. 1.1 miles to mainline train station and bus services at the end of the road

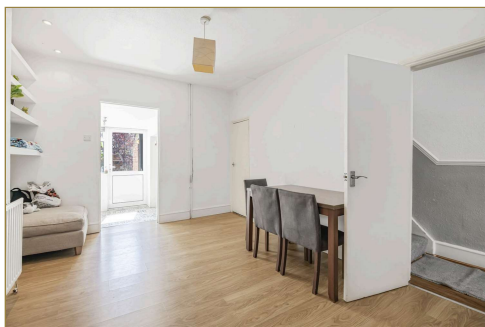
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

SITUATION

This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

OPEN PLAN LIVING/DINING ROOM

Oak effect flooring, feature fire-place:

**KITCHEN**

Smart modern kitchen, with free-standing & integrated appliances including dishwasher, access to south facing garden:

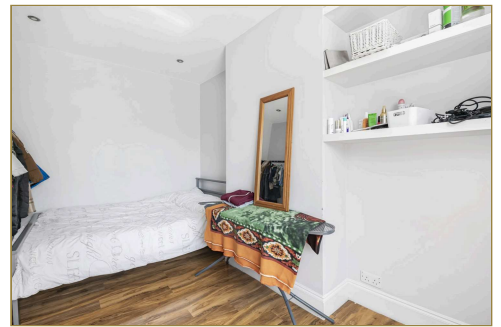
**BEDROOM ONE**

Oak-style floor, frontal aspect:



BEDROOM TWO

Wood effect floor, rear aspect:



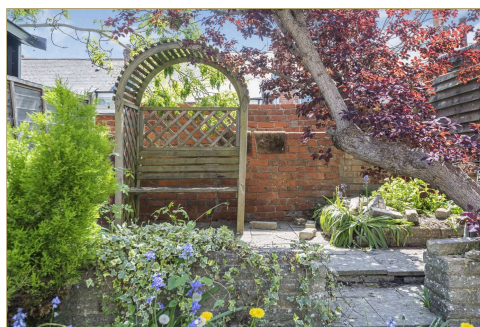
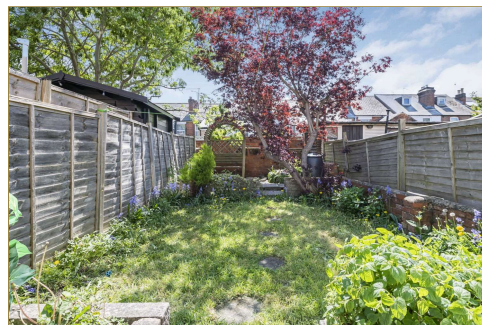
BATHROOM

Separately approached. Modern white suite



REAR GARDEN

Enclosed south facing garden, mainly laid to lawn



PARKING

On street permit parking



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

APPROXIMATE MONTHLY RENTAL VALUE

£1,495

ENERGY PERFORMANCE CERTIFICATE

Band 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/5037-7929-8200-0814-2206>

FLOOR PLAN

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

Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 389 sq ft – 36 sq m



LOCATION

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

