

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£375,000**

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

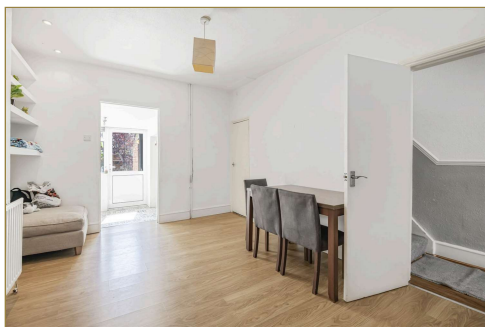
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**SITUATION**

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**

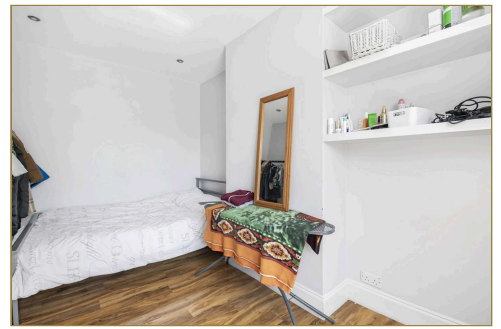
Oak-style floor, frontal aspect:





## **BEDROOM TWO**

Wood effect floor, rear aspect:



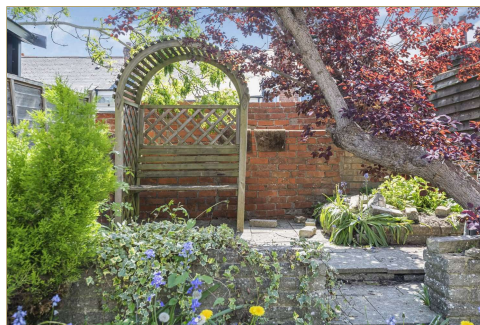
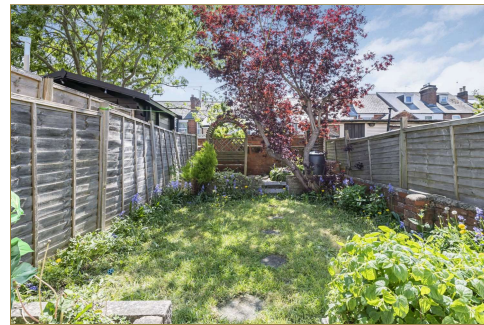
## **BATHROOM**

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>

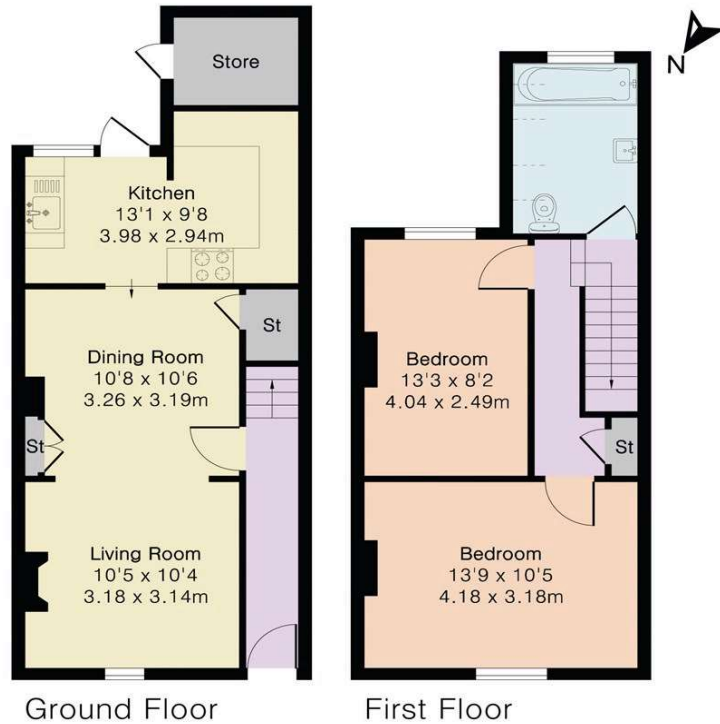
**FLOOR PLAN**

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

