

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BLLENHEIM GARDENS, READING, RG1 5QG

£315,000

A two bedroom Victorian terrace situated in this popular University area location. Includes living room, dining room, 10ft kitchen, separate upstairs bathroom, west facing rear garden. 12 mins walk to Royal Berks Hospital, 10 mins walk to Reading University and a 5 mins walk to local shops. No onward chain

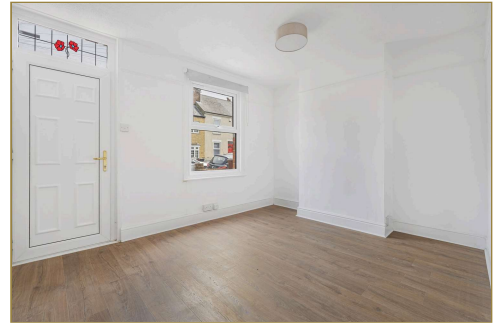
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

ENTRANCE

Front door to:

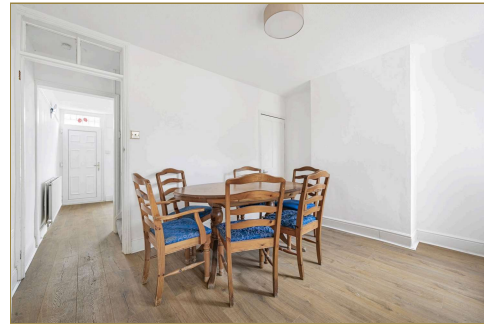
LIVING ROOM

Front aspect, radiator, stairs to first floor



DINING ROOM

Rear aspect, under stairs cupboard with fuse box and meters, through to:



KITCHEN

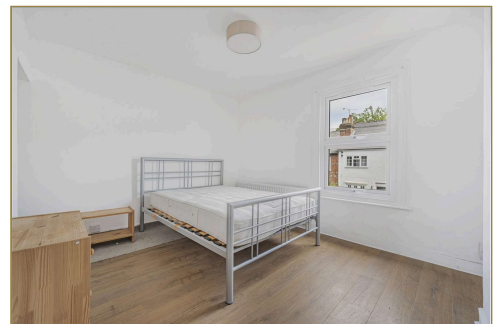
Fitted to comprise: worktops with range of cupboards and drawers, plumbing for washing machine and dishwasher, space for cooker, wall mounted gas boiler, dual aspect, door to rear garden



STAIRCASE TO FIRST FLOOR LANDING

BEDROOM ONE

Front aspect, radiator, separate access to bathroom



BEDROOM TWO

Rear aspect, radiator, separate access to bathroom



BATHROOM

Three piece suite comprising: panelled bath, w.c, wall mounted wash hand basin with cupboard below, airing cupboard, rear aspect



REAR GARDEN

To the rear of the property is an enclosed garden mainly lawned including garden shed



TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,350

SCHOOL CATCHMENT

Redlands Primary School

The Bulmershe School (Wokingham)

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

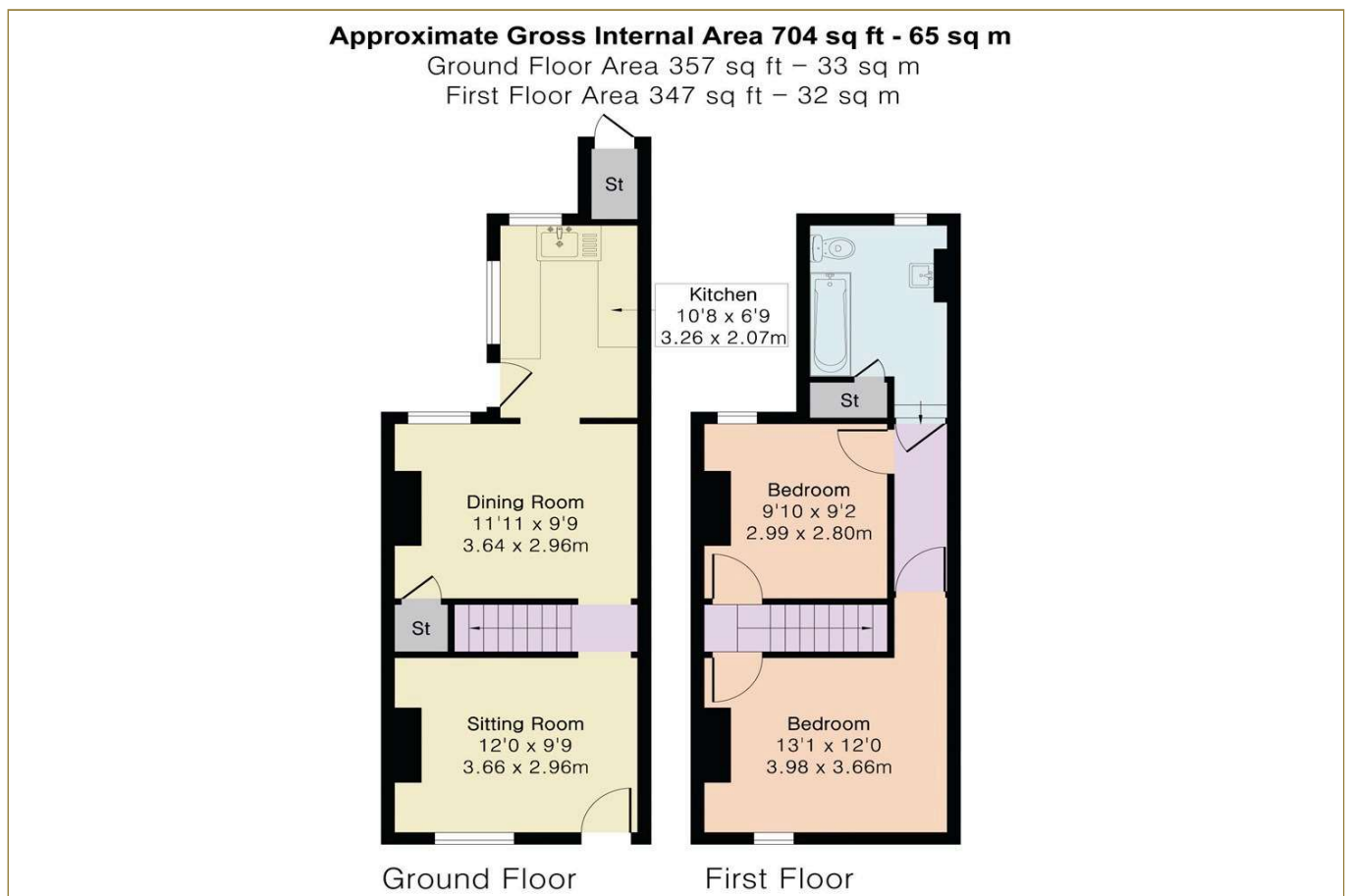
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0340-2289-3450-2805-3915>

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

