

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BLACKWATER CLOSE, CAVERSHAM PARK READING, RG4 6NP

£460,000

A well presented three bedroom home extended to the rear to provide additional redesigned ground floor living accommodation. Includes living room, dining room opening to fitted kitchen, downstairs shower/cloakroom, refitted piece bathroom suite, south facing garden, garage and off road parking. No onward chain.

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

ENTRANCE

Front door to Entrance Lobby

LIVING ROOM

Front aspect, radiator, under stairs storage, stairs to first floor, spotlights, laminate flooring, door to

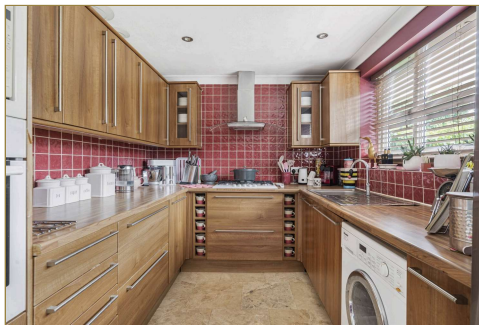
**INNER LOBBY**

Radiator, door to:

KITCHEN/DINING ROOM

L shaped room with tiled flooring

KITCHEN: Well fitted with worktops, range of cupboards and drawers, fitted 5 ring gas hob with extractor hood over, fitted Bosch oven, Bosch microwave, integrated dishwasher, plumbing for washing machine, space for large fridge freezer, rear aspect, spotlights



DINING AREA: Space for table and chairs with small study area for desk, double doors lead to rear garden



SHOWER/CLOAKROOM

Three piece suite comprising: large walk in shower with overhead shower, pedestal wash hand basin, w.c, fully tiled, spotlights, chrome towel radiator

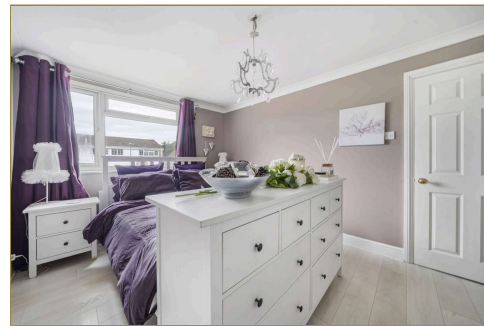


STAIRCASE TO FIRST FLOOR LANDING

Access to loft

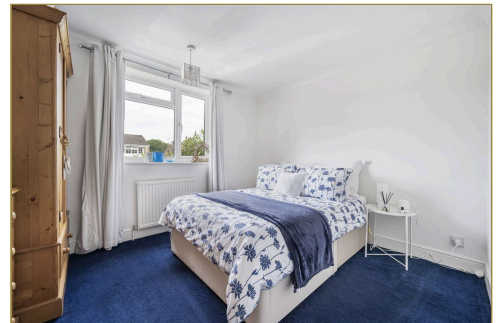
BEDROOM ONE

Front aspect, radiator



BEDROOM TWO

Front aspect, radiator



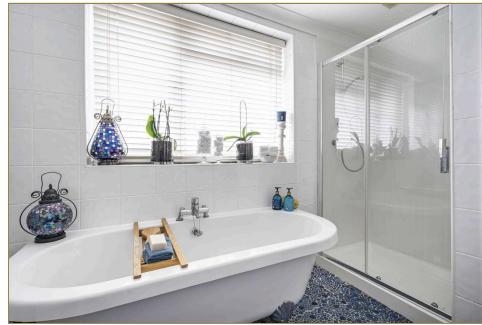
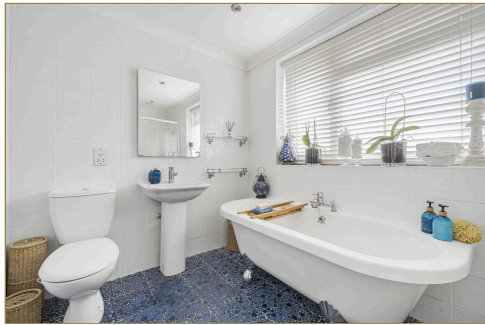
BEDROOM THREE

Rear aspect, radiator



BATHROOM

Refitted four piece bathroom comprising: freestanding enamel bath with legs, walk in shower cubicle, w.c, pedestal wash hand basin, chrome towel radiator, tiled floor, spotlights, rear aspect

**REAR GARDEN**

To the rear is a south facing, paved garden with raised flower beds, outside tap and useful access gate

**OUTSIDE**

To the front of the property is a brick paved driveway for 2/3 vehicles, outside courtesy light

GARAGE

With up and over door, light & power

TENURE

Freehold

SCHOOL CATCHMENT

Micklands Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/0555-2804-7521-9093-6861>

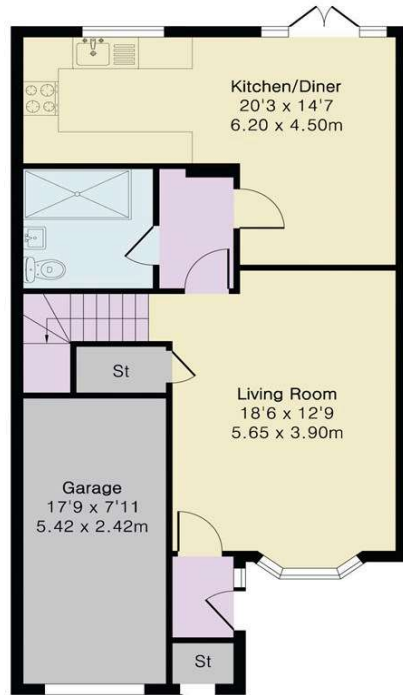
FLOOR PLAN

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

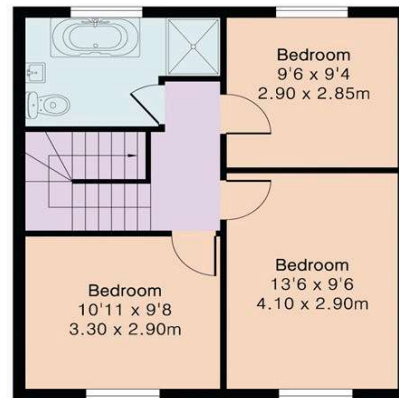
Approximate Gross Internal Area 1238 sq ft - 115 sq m

Ground Floor Area 762 sq ft – 71 sq m

First Floor Area 476 sq ft – 44 sq m



Ground Floor



First Floor

LOCATION

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

