

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



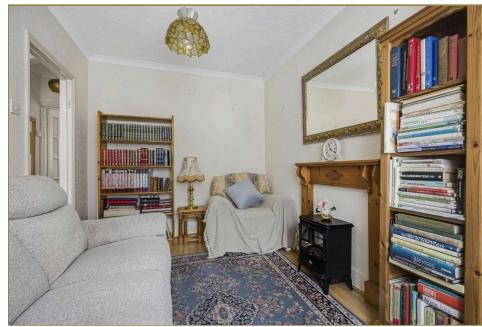
**WYKEHAM ROAD,  
READING, RG6 1PW  
Price Guide £275,000**

Situated on a quiet Victorian terrace street, close to local amenities and local schools, stands this 2 bedroom Victorian terrace home. The property offers, two good size reception rooms, and a secluded back garden, kitchen to the rear of the property with two double bedrooms upstairs

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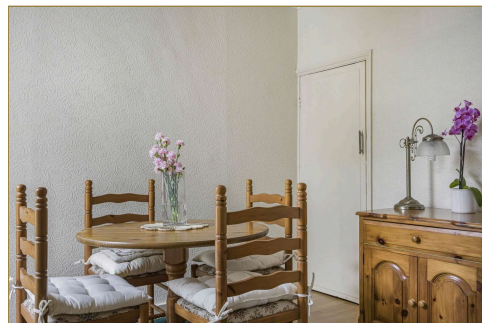
## LIVING ROOM

Bay fronted 14ft living room



## DINING ROOM

11ft by 10ft dining room with understairs storage and access to kitchen and garden



## KITCHEN

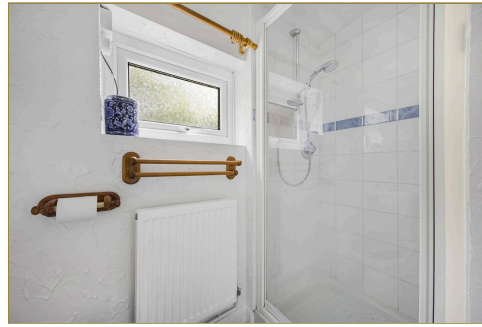
Kitchen with gas hob, space for fridge freezer, and washing machine





### **BATHROOM (SHOWER ROOM)**

Off the kitchen with large shower, W.C. and sink unit



### **BEDROOM ONE**

Main bedroom to the front of property, 11ft by 11ft with above stairs cupboard



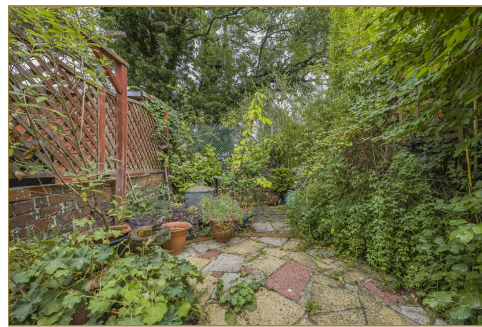
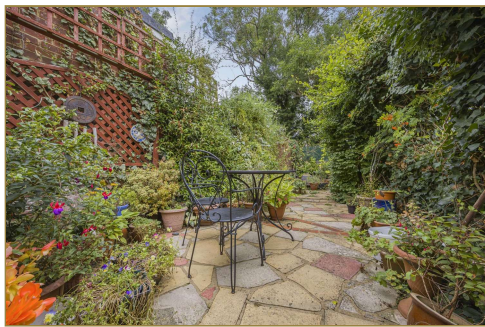
### **BEDROOM TWO**

11ft by 10ft double bedroom to the rear of the property looking over the garden



### **REAR GARDEN**

Lovely mature secluded back garden





**TENURE**

Freehold

**COUNCIL TAX**

Band B

**SCHOOL CATCHMENT**

Earley St. Peters CE Primary School

**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/3835-0228-2500-0949-3202>

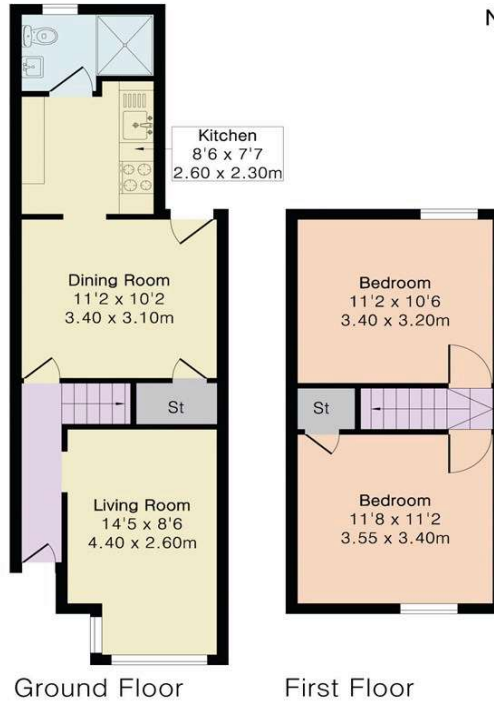
**FLOOR PLAN**

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

**Approximate Gross Internal Area 662 sq ft - 62 sq m**

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 274 sq ft – 26 sq m





**LOCATION**

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

