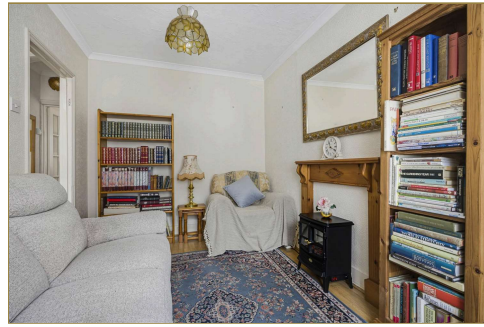# FARMER & DYER
RESIDENTIAL SALES & LETTINGS

**WYKEHAM ROAD,
READING, RG6 1PW**

Price Guide £265,000

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

LIVING ROOM
Bay fronted 14ft living room

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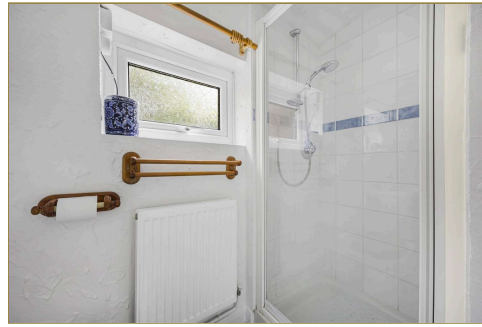11ft by 10ft dining room with understairs storage and access to kitchen and garden

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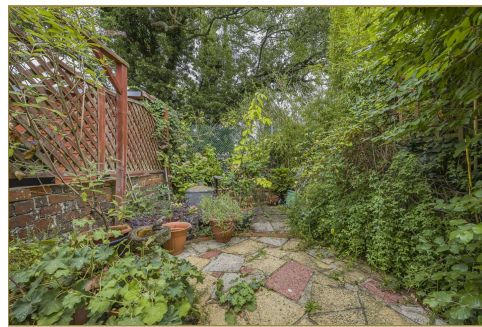Main bedroom to he front of property, 11ft by 11ft with above stairs cupboard

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

REAR GARDEN
Lovely mature secluded back garden

www.farmeranddyer.com

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
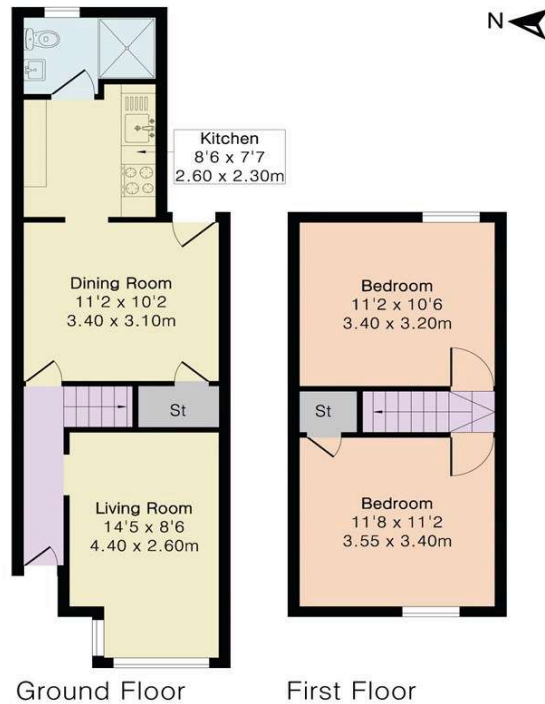
FLOOR PLAN

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

N

Kitchen
8'6 x 7'7
2.60 x 2.30m

Dining Room
11'2 x 10'2
3.40 x 3.10m

Bedroom
11'2 x 10'6
3.40 x 3.20m

St

St

Living Room
14'5 x 8'6
4.40 x 2.60m

Bedroom
11'8 x 11'2
3.55 x 3.40m

Ground Floor

First Floor

LOCATION

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