

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ELLESMERE CLOSE, CAVERSHAM READING, RG4 5HG

£495,000

On a private road within a 12 minute walk of Caversham centre, stands this three bedroom mid terrace family home. With access to local amenities and local schools this home would be ideal for a growing family, with the added benefit of having a large double garage to the rear of the property

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

LIVING/DINING ROOM

With original parquet floor this is a spacious lounge diner at 29ft long



The dining area of the room is spacious and has patio doors out to the garden

**KITCHEN**

A galley kitchen with access to the conservatory and garden. Space for under counter fridge, washing machine, and dryer, with fitted oven and gas hob

**CONSERVATORY**

Useful addition to the property



CLOAKROOM

Downstairs W.C. access off the entrance hall



STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING

Access to loft space



BEDROOM ONE

Good size double bedroom to the front of the property with built in wardrobes



BEDROOM TWO

Double bedroom to the rear of the property with built in wardrobes



BEDROOM THREE

Large single bedroom to the front of the property



BATHROOM

Family bathroom with shower above bath



REAR GARDEN

Paved back garden with access to the double garage to the rear



DOUBLE GARAGE

Double garage to the rear



DIRECTIONS

Leave Caversham centre via Peppard Road, turn right into Derby Road, Ellesmere Close will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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

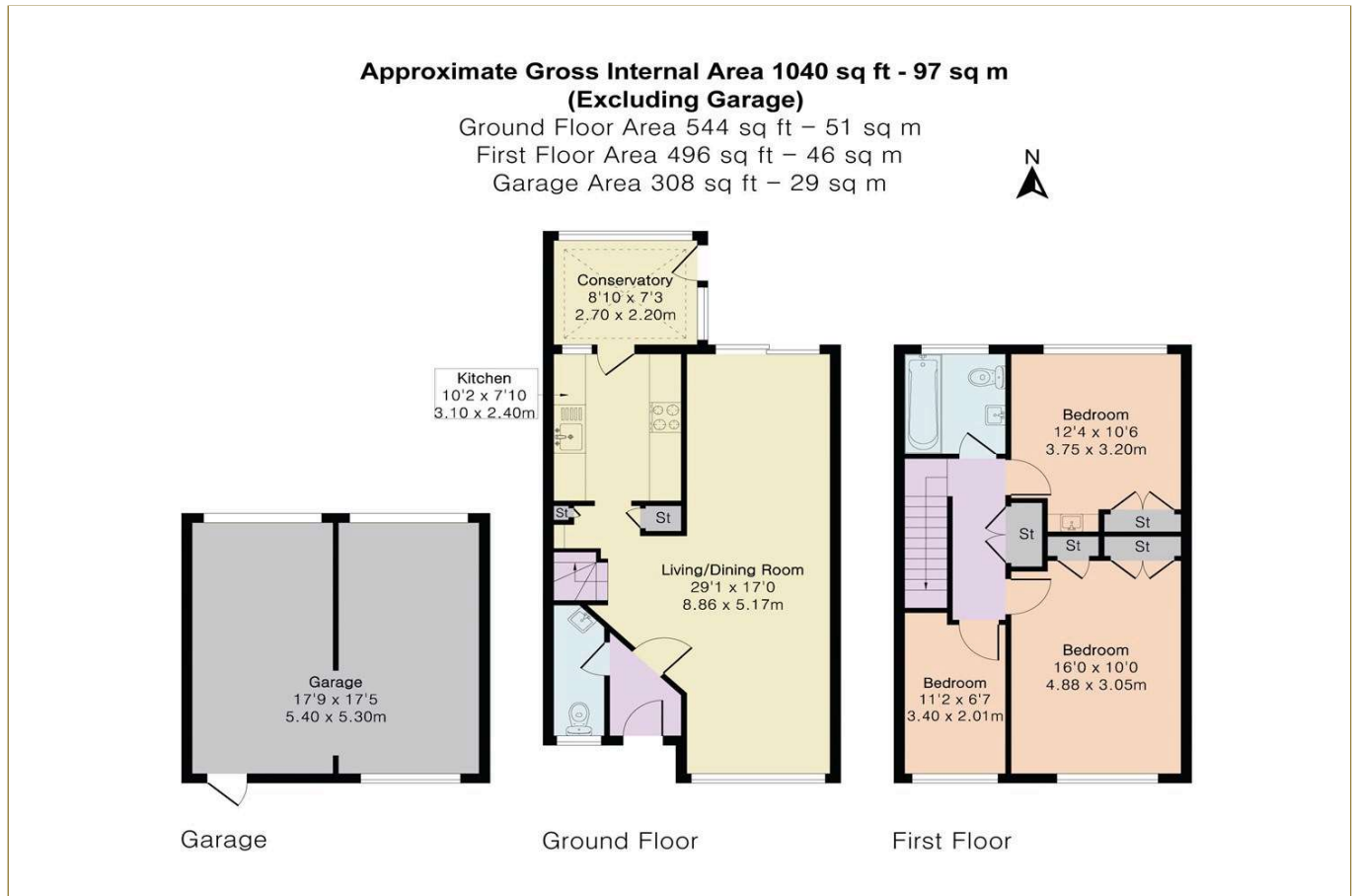
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/1300-0800-0622-1526-3853>

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

