

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KNIGHTS WAY, EMMER GREEN
READING, RG4 8RH**

£350,000

A post war three bedroom townhouse requiring updating and modernisation. Located in a popular position only a 5 minute walk to Emmer Green primary school and local shops, this property comes to the market for the first time since built and offers living/dining room, kitchen, three bedrooms and bathroom, with fair sized garden and outdoor workshop. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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RECEPTION HALL

Stairs to first floor



LIVING/DINING ROOM

Front aspect, fireplace, double doors to rear garden



KITCHEN

Fitted with worktops, sink unit, range of cupboards, rear aspect and door to rear garden

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Hatch to loft space

BEDROOM ONE

Front aspect, fireplace



BEDROOM TWO

Front aspect



BEDROOM THREE

Rear aspect



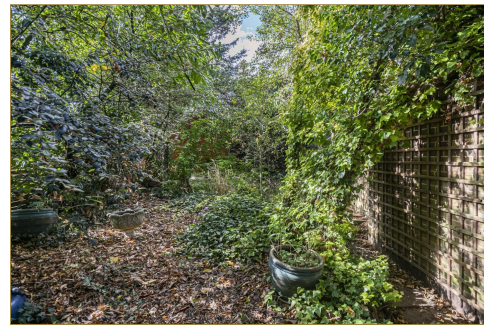
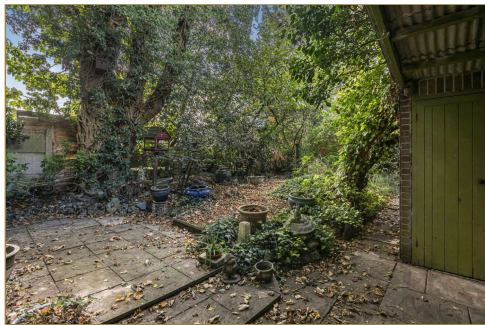
BATHROOM

Bathroom suite in need of upgrading



REAR GARDEN

In need of improvement and includes workshop and outbuildings



OUTBUILDINGS

To the rear of the garden is a timber shed/workshop and a greenhouse

**OUTSIDE**

To the front of the property is a driveway providing off road parking. Adjoining the neighbours driveway is a paved path that offers access to the rear garden

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Buckingham Drive, at the roundabout turn left into Evesham Road, right into Knights Way where the property will be found on the left hand side

TENURE

Freehold

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

Highdown School and Sixth Form Centre

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 G

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/1635-4421-5500-0328-4206>

FLOOR PLAN

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

**Approximate Gross Internal Area 984 sq ft - 92 sq m
(Excluding Outbuilding)**

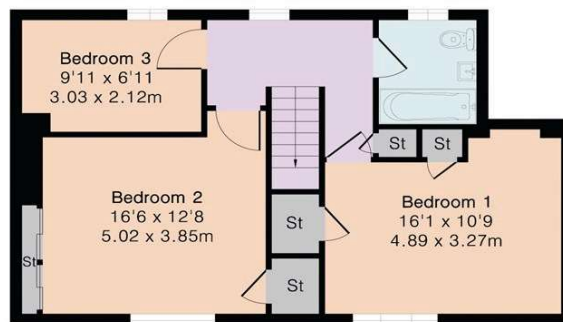
Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 514 sq ft – 48 sq m

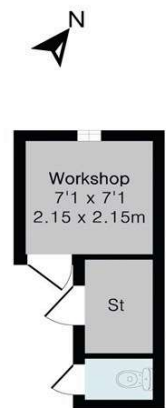
Outbuilding Area 84 sq ft – 8 sq m



Ground Floor



First Floor



Outbuilding



LOCATION

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

