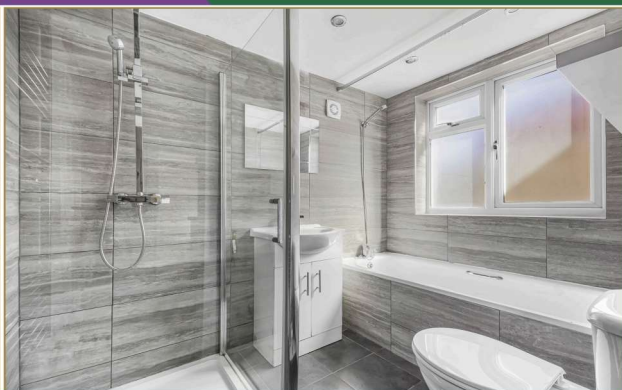


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**QUEENS ROAD, CAVERSHAM
READING, RG4 8DL**

£350,000

A well presented and updated three bedroom bay fronted Victorian terrace with four piece bathroom and upstairs W.C., conveniently positioned within half a mile of both Caversham centre and Reading railway station. Offered for sale with no chain complications

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

LIVING ROOM

With front aspect double glazed bay window, radiator, through to



INNER HALL

With staircase to first floor and door to

DINING ROOM

With double glazed door to rear, radiator, brick fireplace with mantel over, understairs storage cupboard housing meters through to



FITTED KITCHEN

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven below. Concealed lighting, wall mounted gas boiler, side aspect double glazed window and tiled floor. Plumbing for washing machine

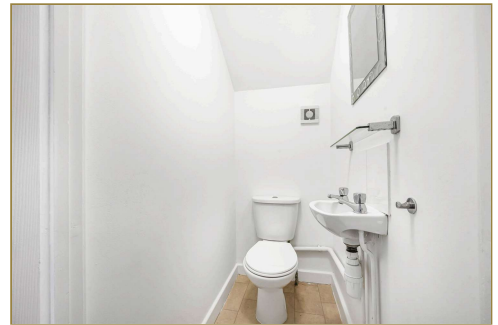


**BATHROOM**

Modern four piece suite comprising twin grip bath, wash hand basin with cupboard space, W.C., separate fully tiled shower cubicle. Fully tiled walls and floor with heated towel rail and side aspect obscured double glazed window

**STAIRCASE FROM INNER HALL TO FIRST FLOOR LANDING**

With first floor W.C. and wash hand basin

**BEDROOM ONE**

With front aspect double glazed window, radiator, walk in cupboard with hanging rail and access to loft space



BEDROOM TWO

With rear aspect double glazed window, radiator



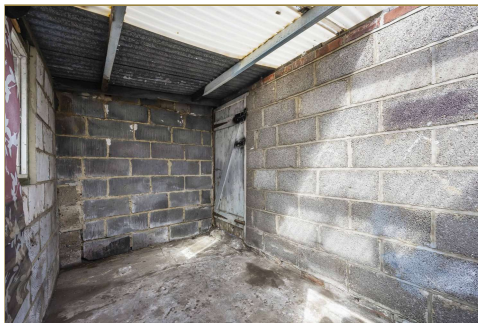
BEDROOM THREE

With rear aspect double glazed window, radiator



REAR GARDEN

At the rear of the property is a garden enclosed by timber fencing and brick retained wall with rear storage shed and access. Extending approximately 40ft



OUTSIDE

At the front of the property is a small enclosed garden with brick retaining wall and gateway access

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn left into Gosbrook Road, at the traffic lights turn right into George Street, left into Kings Road, right into Coldicutt Street and right it Queens Road

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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/2463-3055-6201-5745-0204>

FLOOR PLAN

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

**Approximate Gross Internal Area 914 sq ft - 85 sq m
(Including Outbuilding)**

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 387 sq ft – 36 sq m

Outbuilding Area 78 sq ft – 7 sq m



LOCATION

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

