

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ST JOHNS ROAD, CAVERSHAM
READING, RG4 5AN**

£370,000

A three bedroom bay fronted Victorian terrace conveniently situated approximately half a mile from both Caversham centre and Reading railway station, with approximate 50ft. west facing garden and no chain

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

Covered entrance porch and front door to

RECEPTION HALL

With radiator, staircase to first floor and door to

DINING ROOM

With rear aspect double glazed window, radiator, understairs storage cupboard housing meters, through to

**LIVING ROOM**

Linked to dining room with front aspect double glazed window, ornamental fireplace and gas point

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces, tiled surrounds with gas cooker, fitted extractor hood, plumbing for washing machine, appliance space for fridge/freezer, tiled floor, side aspect double glazed window

REAR LOBBY

With side aspect double glazed door to garden

CLOAKROOM

With W.C.

BATHROOM

With panelled bath with shower deflector, wash hand basin with cupboard below, radiator, tiled surrounds, dual aspect obscure double glazed windows

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

With access to loft space above, built in cupboard

BEDROOM ONE

With twin aspect double glazed windows, radiator and full width range of fitted wardrobes with mirror fronted sliding doors

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BEDROOM THREE**

With rear aspect double glazed window, radiator, mini loft hatch and airing cupboard housing hot water tank

**REAR GARDEN**

At the rear of the property is a raised decking area adjacent to the property with outside water tap leading to main garden with pea shingled area, patio beyond, timber fenced enclosures enjoying a west facing aspect and extending approximately 50ft.

**OUTSIDE**

The front of the property is entered via a paved pathway leading to front door, small enclosed paved front garden area with a mixture of brick retained wall and fence enclosures

DIRECTIONS

From central Caversham proceed along Gosbrook Road, continue through the traffic lights and turn left into St Johns Road

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,550

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 over 2,500 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/0100-3073-0022-4391-0893>

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

