

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HOLYROOD CLOSE, CAVERSHAM READING, RG4 6PZ

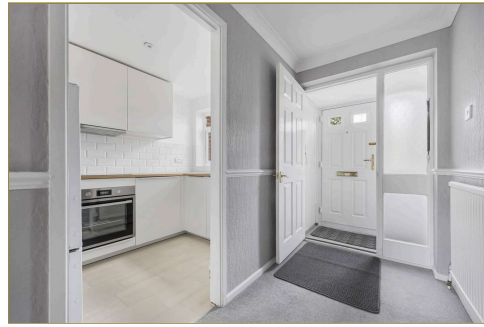
£435,000

Situated in a highly sought-after area, this well-presented three-bedroom semi-detached home is just a short 7-minute walk from Caversham Park Primary School-making it an ideal choice for families

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

A wide open entrance hall gives access to the kitchen and living room



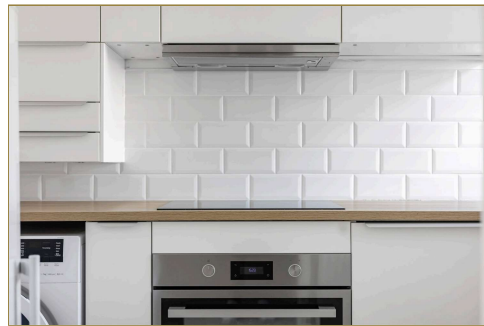
LIVING/DINING ROOM

Well presented 20ft living/dining room, looking out onto the west facing garden



KITCHEN

Modern refitted kitchen with space for fridge/freezer, washing machine, dishwasher, with built in oven and hob



BEDROOM ONE

Master bedroom overlooking the garden with built in wardrobes



BEDROOM TWO

Second double bedroom with views over the garden



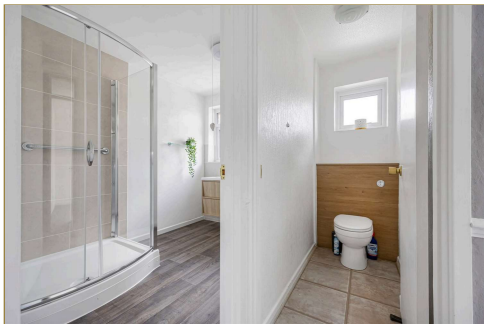
BEDROOM THREE

Third double bedroom to the front of the property with built in wardrobes



BATHROOM

Modern bathroom with spacious walk in shower, with separate W.C.



GARDEN

Flat and open west facing garden, which is not over looked



DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green passing the shops on the right hand side. Turn right into Kiln Road, immediately right into Caversham Park Road, right into Northbrook Road, right into Holyrood Close

PLEASE NOTE

Some photos have been digitally dressed with furniture to show the space available

TENURE

Freehold

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Caversham Park 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 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/0095-3061-7205-5026-7204>

FLOORPLAN

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

Approximate Gross Internal Area 1057 sq ft - 98 sq m (Including Garage)

Ground Floor Area 425 sq ft – 40 sq m

First Floor Area 510 sq ft – 47 sq m

Garage Area 122 sq ft – 11 sq m

