

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8DX**

£375,000

A beautifully presented three bedroom Victorian terrace with off-road parking and delightful south facing secluded rear garden, conveniently positioned approximately half a mile from both Caversham centre and Reading station. Tastefully decorated throughout with open-plan kitchen/dining room.

Excellent internal presentation

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SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

ENTRANCE

Front door with double glazed inserts to

LIVING ROOM

With front aspect double glazed window, oak style flooring, radiator, recess built-in cupboard space and shelving



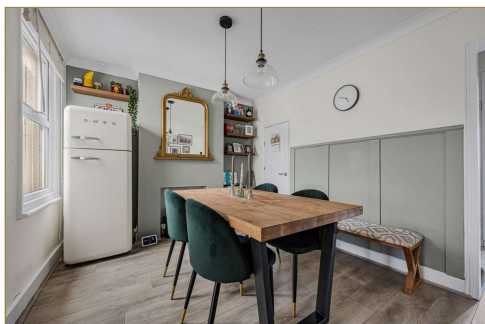
Door to

INNER LOBBY

Staircase to first floor and through to

OPEN SPLIT LEVEL KITCHEN/DINING ROOM

DINING ROOM with room for table and chairs, radiator, understairs storage cupboard, chimney recess and rear aspect double glazed window



Through to

KITCHEN well fitted comprising single drainer one and a half bowl non-scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with roll edged work surfaces, contrasting tiled surrounds, inset four ring gas hob with extractor hood above and stainless steel splash back, integrated oven below, plumbing for washing machine and dishwasher. Tiled floor, breakfast bar, side aspect double glazed window and matching double glazed door to



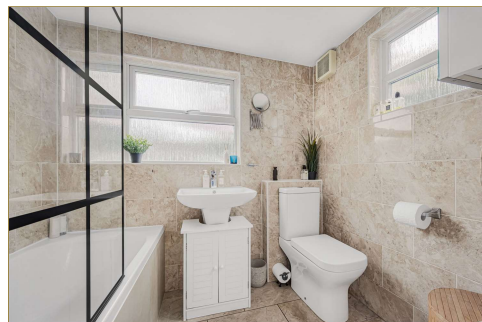
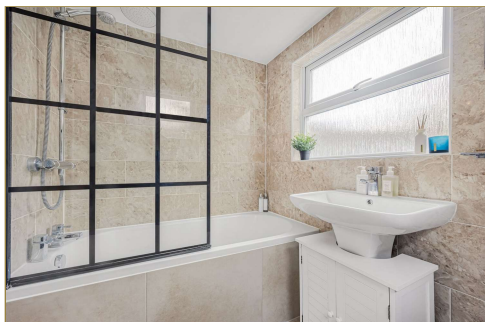
LEAN TO COVERED REAR LOBBY

Very useful with further appliance space and door to garden



BATHROOM

Comprising tile encased bath with independent shower and glass deflector, wash hand basin, W.C., with matching fully tiled walls and floor, rear aspect obscure double glazed window, radiator



STAIRCASE FROM INNER LOBBY TO FIRST FLOOR LANDING**BEDROOM ONE**

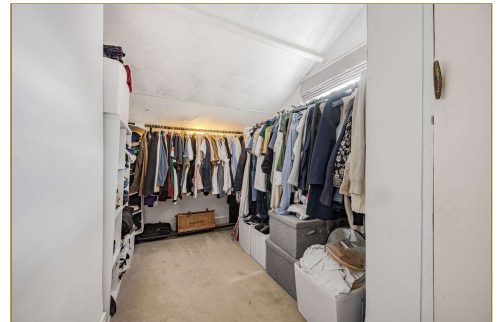
With front aspect double glazed window, radiator, recess and access to loft space

**BEDROOM TWO**

With rear aspect double glazed window and feature panelled wall, radiator and door to

**BEDROOM THREE**

Currently used as a large dressing room with side aspect double glazed window and airing cupboard housing gas boiler



REAR GARDEN

At the rear of the property is a delightful south facing garden predominately laid to lawn, with paved pathway leading to lawned area and adjacent decking area. To one side are sleeper enclosed beds with integrated pond with pitched roof timber shed to the rear, together with timber fenced enclosures. The gardens enjoy excellent seclusion and extend approximately 50ft.

**OUTSIDE**

The front of the property is entered via blocked paved driveway providing off-road parking space with brick retained wall enclosure

**DIRECTIONS**

Leave central Caversham via Gosbrook Road, proceed through the traffic lights where the property can be found on the right hand side

TENURE

Freehold

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/8239-1724-2000-0422-5226>

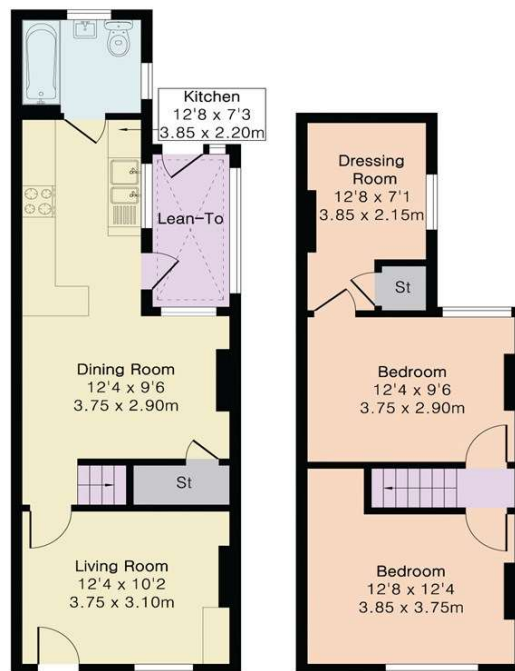
FLOOR PLAN

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

Approximate Gross Internal Area 799 sq ft - 74 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 375 sq ft – 35 sq m



Ground Floor

First Floor