

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BRAY ROAD,
READING, RG30 3JD
£300,000**

A two bedroom townhouse presented in good order with modern kitchen, two reception rooms and additional garden room plus west facing enclosed rear garden. Positioned in a popular Southcote location approximately two miles west of Reading town centre. No chain

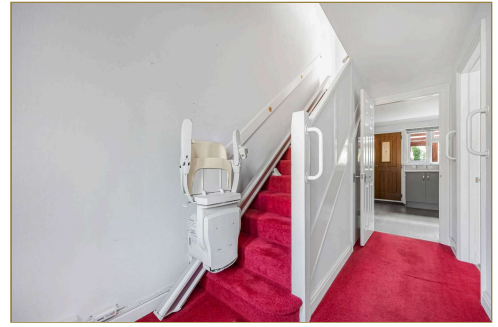
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Covered entrance porch with quarry tiled step and front door with double glazed inserts to

RECEPTION HALL

With front aspect double glazed window, staircase to first floor, understairs storage cupboard



LIVING ROOM

With front aspect double glazed window, electric heater, fireplace with real flame gas fire



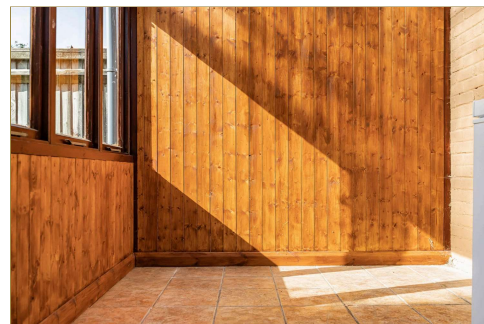
DINING ROOM

With electric heater, rear aspect double glazed French doors to



CONSERVATORY/GARDEN ROOM

Timber addition with tiled floor, power and light, providing a variety of use, with plumbing for washing machine and space for other appliances. Door to garden



FITTED KITCHEN

Comprising single drainer stainless steel sink with cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven, further integrated fridge/freezer

**REAR LOBBY**

With side door and cupboards

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

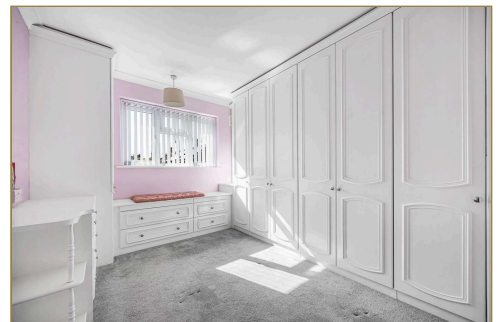
With access to loft space above, built in cupboard

**BEDROOM ONE**

With front aspect double glazed window, built in wardrobe, electric heater and further alcove and overstairs cupboard

**BEDROOM TWO**

With rear aspect double glazed window, range of fitted wardrobes and chest of drawers, built in airing cupboard housing hot water tank and electric heater

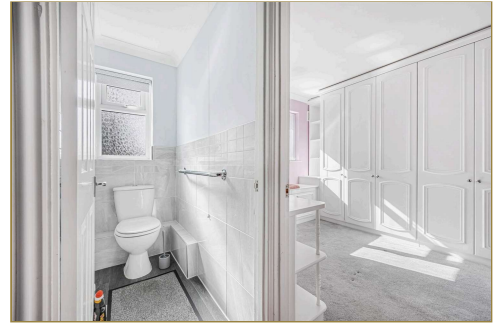


BATHROOM (SHOWER ROOM)

Comprising large fully tiled shower, wash hand basin with cupboard space below, heated towel rail, fully tiled walls and rear aspect obscure double glazed window

**SEPERATE W.C.**

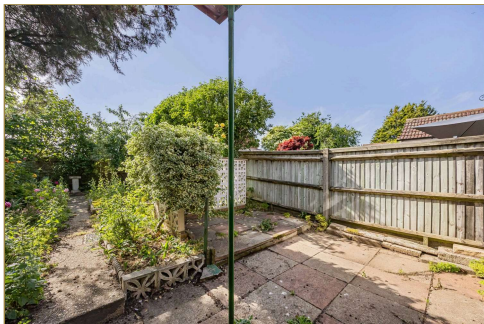
With rear aspect obscure double glazed window and tiled surrounds

**REAR GARDEN**

At the rear of the property is a pleasant westerly facing garden with concrete pathway stretching the length and various flower beds with shrubs, maturing bordering trees together with timber fenced enclosures, the gardens extend approximately 50ft. with excellent seclusion



There is a paved patio adjacent to garden room and also a useful brick built store room attached



**OUTSIDE**

The front of the property is entered via a wrought iron gate with step pathway and personal gateway to enclosed front garden with rose beds and brick retained wall enclosures with pathway to front door.

There is also a covered side access front to rear, access to both number 4 and number 6 Bray Road, ideal for dustbins etc.

**DIRECTIONS**

Leave Reading town centre up Castle Hill and proceed along the A4 Bath Road, at the roundabout bear left into Southcote Lane, continue over the roundabout turning left into Ashampstead Road and left into Bray Road

TENURE

Freehold

SCHOOL CATCHMENT

Manor Primary School

Kings Academy Prospect

The Wren School

SCHOOL CATCHMENT

Manor Primary School

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 E

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/9436-0725-6600-0632-2222>

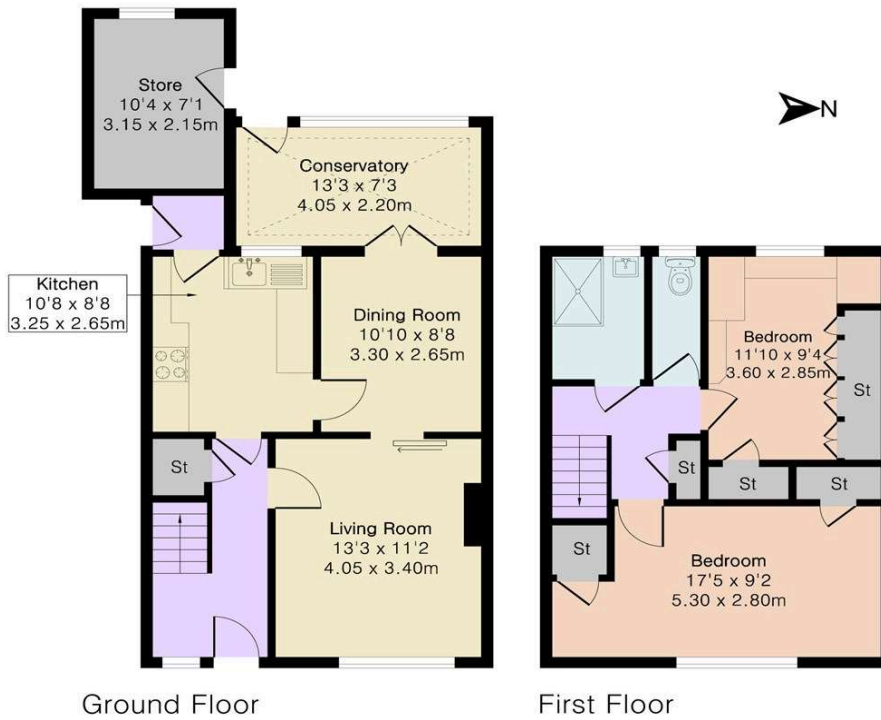
FLOOR PLAN

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

Approximate Gross Internal Area 1067 sq ft - 99 sq m

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 434 sq ft – 40 sq m



LOCATION

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

