

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£410,000

Situated on St. Johns Road in the desirable Caversham area, this modern end of terrace townhouse offers an excellent opportunity to acquire a well-presented family home. The property features three generously sized bedrooms, upstairs bathroom, and a spacious reception room, providing comfortable and versatile living accommodation

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

SITUATION

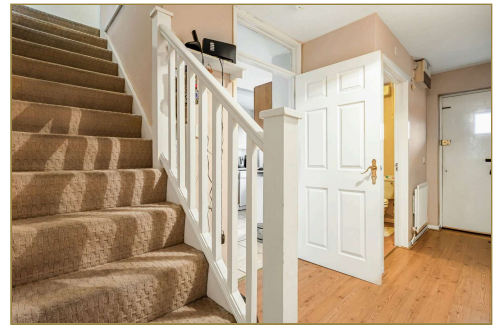
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Covered entrance porch, quarry tiled step and built in bin cupboard. Front door to

ENTRANCE HALL

Spacious entrance hall leading into kitchen and living room

**CLOAKROOM**

With W.C., wash hand basin and extractor fan

LIVING/DINING ROOM

15ft living room, with patio doors to the west facing garden

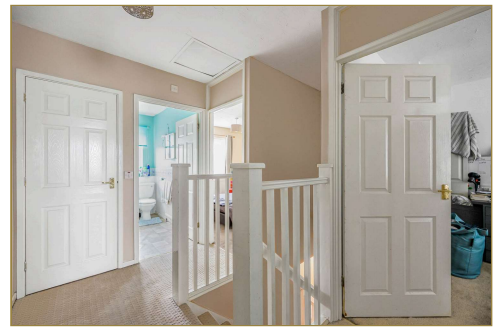
**KITCHEN**

Modern kitchen to the front of the property, space for dishwasher and washing machine



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With access to loft space, airing cupboard



BEDROOM ONE

Spacious 14ft double bedroom with built in wardrobe



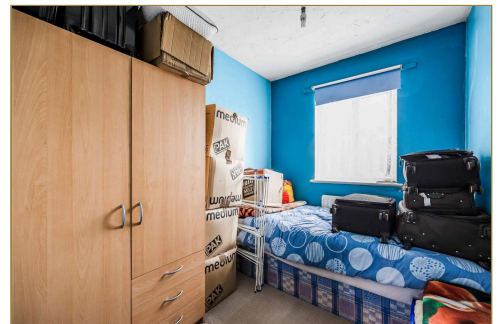
BEDROOM TWO

Good size double bedroom with built in wardrobe



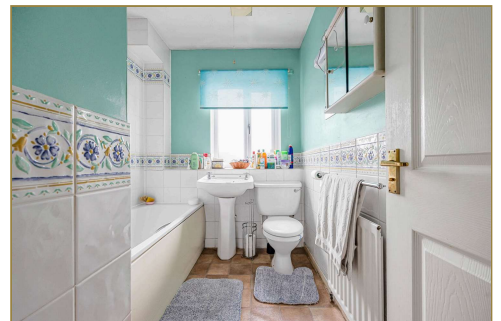
BEDROOM THREE

Generous third bedroom to the rear of the property



BATHROOM

Family bathroom with shower above bath



REAR GARDEN

West facing rear garden approx 40ft long



PARKING

Off road parking



DIRECTIONS

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

TENURE

Note; This is a Housing Association sale offered For Sale as a 100% share where the freehold will be obtained on completion

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 C

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/0300-2142-0520-2606-0865>

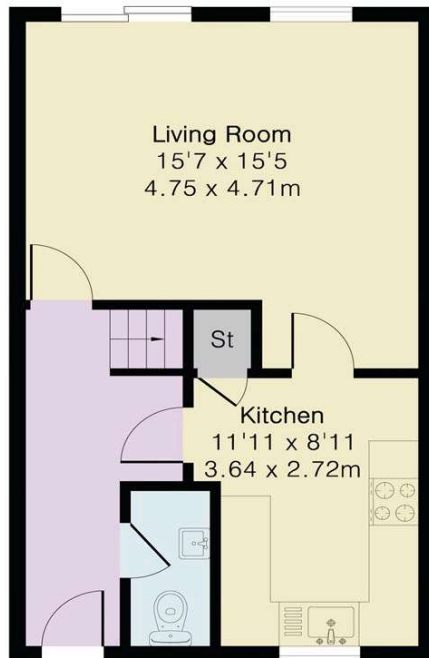
FLOOR PLAN

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

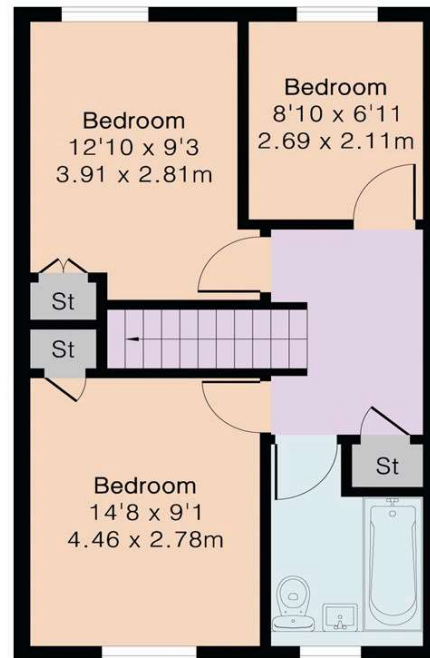
Approximate Gross Internal Area 868 sq ft - 80 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 434 sq ft – 40 sq m



Ground Floor



First Floor

LOCATION

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

