

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BUCKINGHAM DRIVE, EMMER GREEN READING, RG4 8RY

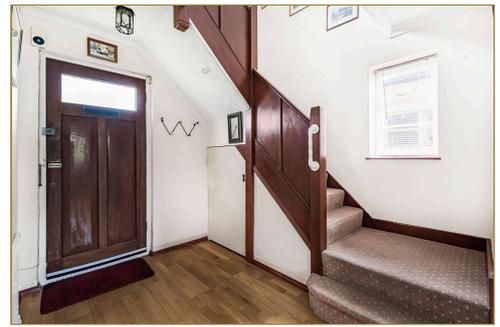
£425,000

A super opportunity to acquire this 1950's three bedroom semi detached home that requires some internal updating. Includes 22ft living/dining room, garden room, kitchen and cloakroom with delightful south-west facing rear garden and garage. Approx. 7 minute walk to The Hill primary school & 8 minute walk to the Emmer Green shopping precinct. No onward chain

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

Hardwood flooring, radiator, understairs storage, stairs to first floor



LIVING/DINING ROOM

Front aspect bay window, electric fire, radiator, door to:



GARDEN ROOM

Brick and glazed construction, double doors lead to rear garden



KITCHEN

Fitted with worktops, cupboards and drawers, appliance space, wall mounted gas boiler, rear aspect overlooking garden, door to side



CLOAKROOM

Two piece suite comprising W.C., wash hand basin, side aspect

STAIRCASE TO FIRST FLOOR LANDING

Side and front aspect windows, access to loft space



BEDROOM ONE

Front aspect bay window, fitted wardrobes, two storage cupboards, radiator



BEDROOM TWO

Rear aspect, double wardrobe, storage cupboard, airing cupboard, radiator



BEDROOM THREE

Rear aspect, radiator



BATHROOM

Comprising: double width shower, W.C., wash hand basin, radiator, side aspect



OUTSIDE

To the rear of the property is a pretty south-west facing garden, mainly lawned with mature apple trees, hedging to the perimeters with flower and shrub borders



OUTSIDE

To the front of the property is off road parking adjacent to a small lawned garden with side access gate to rear garden



GARAGE

23ft in length with up and over door, further side access door to garden

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road and continue into Buckingham Drive, at the roundabout turn left into Evesham Road and left into Marshland Square and follow this road round into the Buckingham Road slip road where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/0736-8627-2600-0103-0226>

FLOOR PLAN

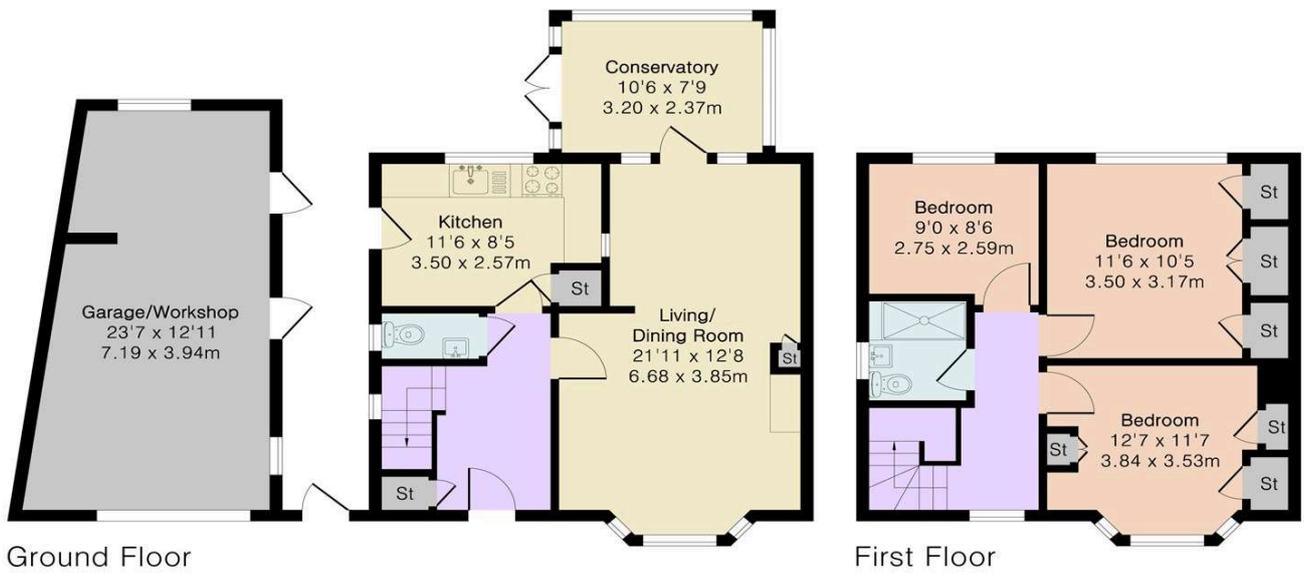
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1001 sq ft - 93 sq m (Excluding Garage)

Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 456 sq ft – 42 sq m

Garage Area 265 sq ft – 25 sq m



LOCATION

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

