

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**OXFORD STREET, CAVERSHAM  
READING, RG4 8HN**

**£395,000**

A well presented two double bedroom Victorian terrace recently upgraded to include a brand new kitchen and one year old bathroom. Situated in this popular central Caversham position only a two minute walk to Caversham shops and a 10 minute walk to Reading mainline station. No onward chain

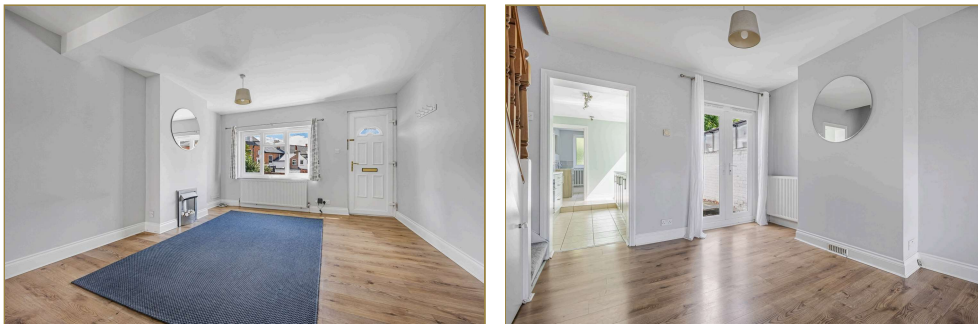
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## SITUATION

This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

## LOUNGE/DINING ROOM

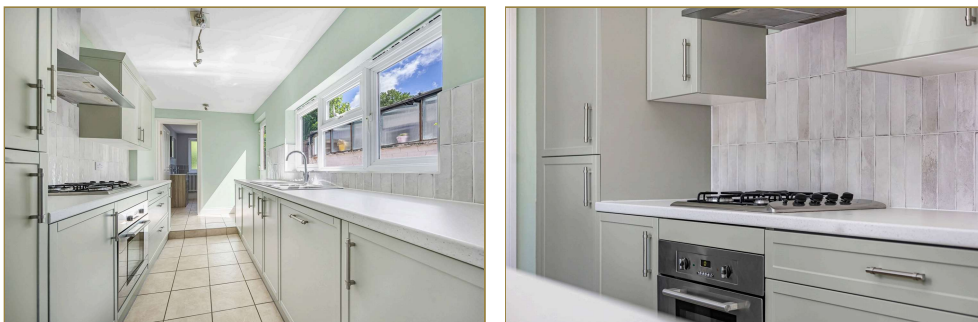
Front aspect, feature fireplace, laminate flooring, patio doors leading to the rear garden, stairs to first floor, radiator



Through to

## KITCHEN

Brand new kitchen well fitted with worktops, sink unit, range of cupboards and drawers, gas hob with extract hood over, fitted electric oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher, tiled splashbacks, side aspect and door to outside

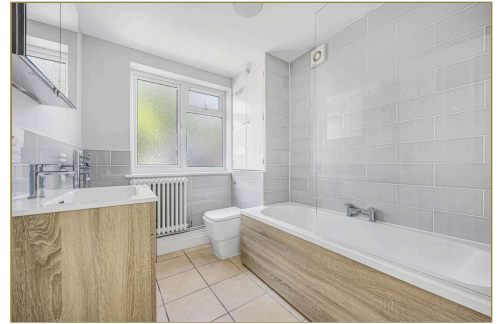




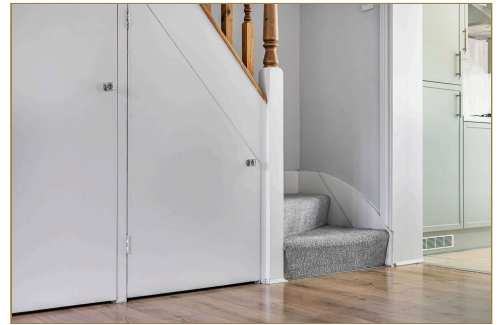
Door to

**BATHROOM**

Recently refitted to comprise; panelled bath with shower, W.C., fitted wash hand basin, radiator, rear aspect

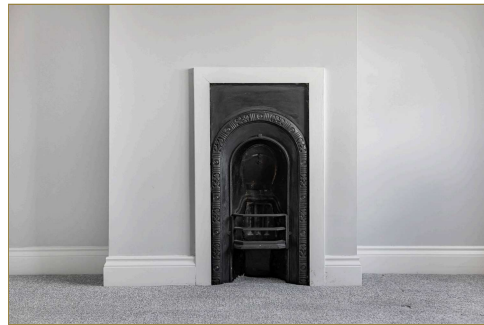


**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**



**BEDROOM ONE**

Front aspect double bedroom with original fireplace and radiator



## **BEDROOM TWO**

Rear aspect double bedroom with original fireplace and radiator



## **REAR GARDEN**

To the rear of the property is an easy to maintain garden with useful shed



## **PARKING**

There is a permit parking scheme operating in this road, applications are through Reading Borough Council

## **TENURE**

Freehold

## **APPROXIMATE MONTHLY RENTAL**

£1,550

## **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/0380-2193-9640-2626-4151>

**FLOORPLAN**

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



### LOCATION

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

