FARMER & DYER

RESIDENTIAL SALES & LETTINGS







QUEENS ROAD, CAVERSHAM
READING, RG4 8DL

£377,000

A super Victorian end terrace offering two double bedrooms and a separate upstairs bathroom. Includes living room, dining room, well fitted kitchen and rear garden. Only a 15 minute walk to local parkland, the River Thames and Reading mainline train station. Available with no onward chain

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

LIVING ROOM

Front aspect double glazed bay window, with feature cast iron fireplace and laminate flooring. Stairs to first floor







Through to

DINING ROOM

Opening onto the kitchen with rear aspect double glazed window, laminate floor, understairs cupboard including fuse box and housing tumble dryer



KITCHEN
Well fitted to comprise: Quartz worktop with sink unit, range of cupboards and drawers, fitted range style cooker with stainless steel extractor hood over, integrated dishwasher, fridge/freezer and space for washing machine. Cupboard housing gas boiler, rear aspect window and door to rear garden



STAIRCASE TO FIRST FLOOR LANDING
Hatch to loft space

BEDROOM ONE
Twin front aspect double glazed window, radiator





BEDROOM TWO
Rear aspect double glazed window, radiator





BATHROOM
Large room with four piece suite comprising: walk-in shower cubicle, panelled bath, W.C., fitted wash hand basin with cupboards below, chrome towel radiator, rear aspect double glazed window







REAR GARDEN

To the rear of the property is an enclosed garden, part paved with useful rear access gate leading to Coldicutt Street







PARKING

There is a permit parking scheme that operates in this road, permits can be obtained from Reading Borough Council

DIRECTIONS

Leave Caversham centre via Gosbrook Road, turn right at the traffic lights into George Street, turn left into Kings Road, at the right bear right into Coldicutt Street and right again into Queens Road

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

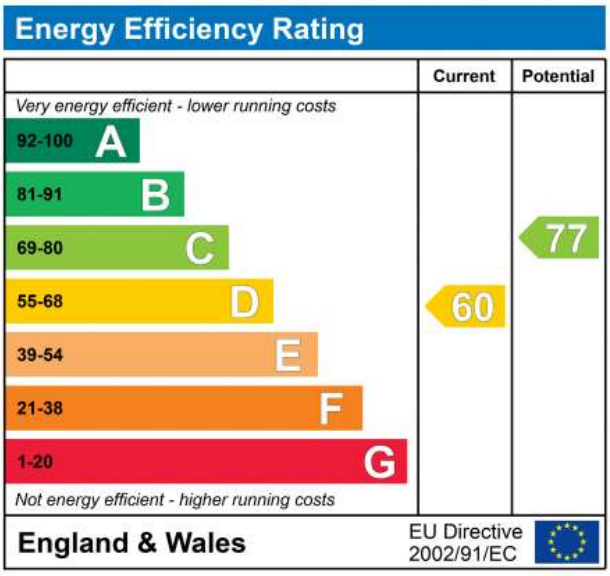
COUNCIL TAX

Band C

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/0390-2200-0510-2595-2455

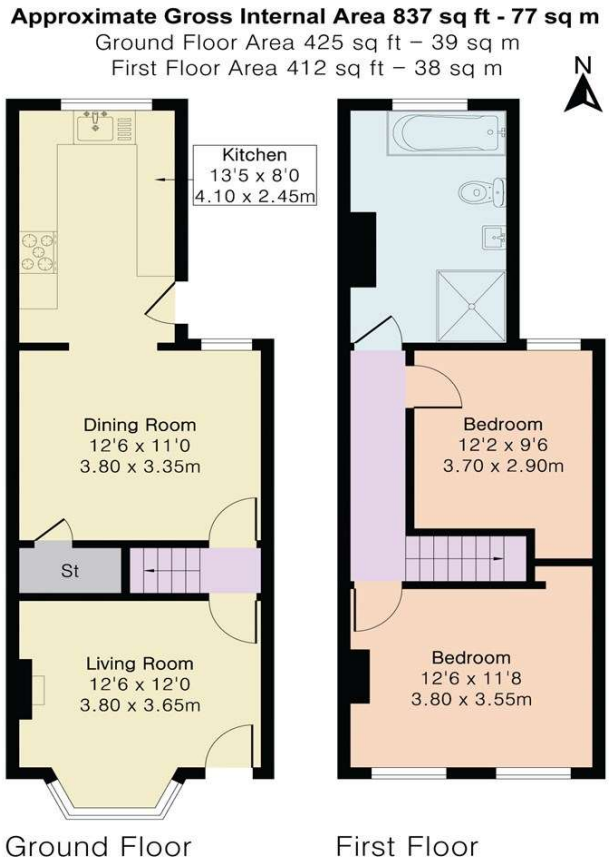


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FLOOR PLAN

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

