

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**NORTH STREET, CAVERSHAM
READING, RG4 8JA**

£400,000

Charming two bedroom Victorian terrace with south facing garden, open plan living and upstairs bathroom. Just 20 minutes on foot from Reading Station. NO CHAIN

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

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

LIVING/DINING ROOM

23ft open plan living dining room with open fireplace

**KITCHEN**

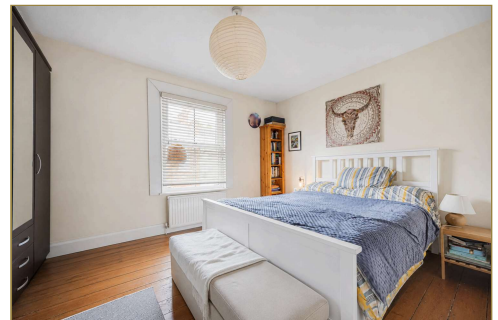
11ft kitchen with fitted units, space for fridge and washing machine

**BATHROOM**

Downstairs shower room to the rear of the property

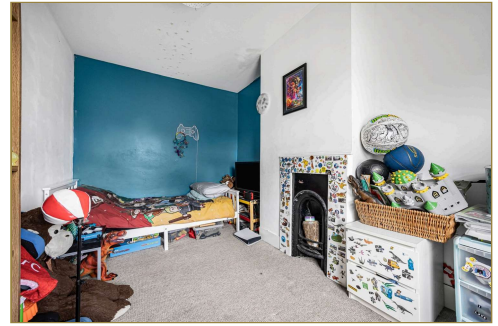
**BEDROOM ONE**

13.7ft master bedroom to the front of property



BEDROOM TWO

Double bedroom overlooking the rear garden



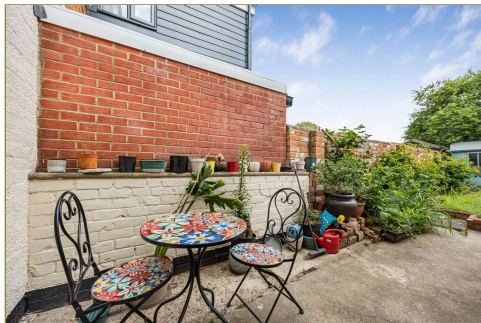
BATHROOM

Upstairs family bathroom with bath, W.C. and wash hand basin



REAR GARDEN

Generous south facing rear garden



PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL

£1,495.00

SCHOOL CATCHMENT

Thameside Primary School

Caversham Primary School

Highdown School and Sixth Form Centre

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/2636-9226-5600-0145-3206>

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

FLOOR PLAN

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

