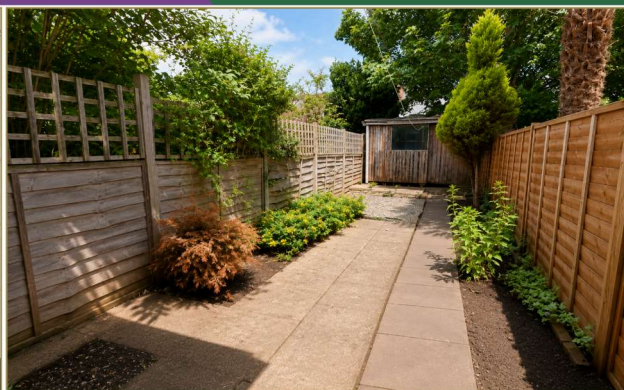


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM
READING, RG4 8DT**

£295,000

A well presented Victorian terrace situated just a short walk to Reading & Caversham centres, River Thames & mainline train station. Benefitting from a low maintenance rear garden

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

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

ENTRANCE LOBBY

Part double glazed uPVC front door, glazed door through to

LIVING ROOM

10'7 (3.23m) x 10'11 (3.33m)

Front aspect double glazed window, feature brick fireplace, laminate floor, archway to dining room and staircase to first floor

**DINING ROOM**

10'7 (3.23m) x 10' (3.05m)

Rear aspect double glazed window overlooking garden, laminate floor, understairs cupboard, doorway and step down to

**KITCHEN**

13'3 (4.04m) max x 5'11 (1.8m)

Fitted to comprise a range of base unit with stainless steel sink unit, integrated electric hob with extractor above, integrated oven and fridge/freezer, ceramic tiled floor, side aspect obscure double glazed window

**REAR LOBBY**

Part double glazed uPVC door to garden, ceramic tiled floor, washing machine and dishwasher, door to

BATHROOM

Fitted to comprise panelled bath with electric shower over, low level W.C., pedestal wash hand basin, fully tiled walls, rear aspect obscure double glazed window, ceramic tiled floor

STAIRCASE TO FIRST FLOOR LANDING

With access to

BEDROOM ONE

10'7 (3.23m) x 10' (3.05m)

Front aspect double glazed window, feature fireplace, built-in wardrobe



BEDROOM TWO

10'7 (3.23m) x 10'1 (3.07m)

Rear aspect double glazed window overlooking garden, feature fireplace



REAR GARDEN

Easily maintained patio garden, timber fencing, garden shed



SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

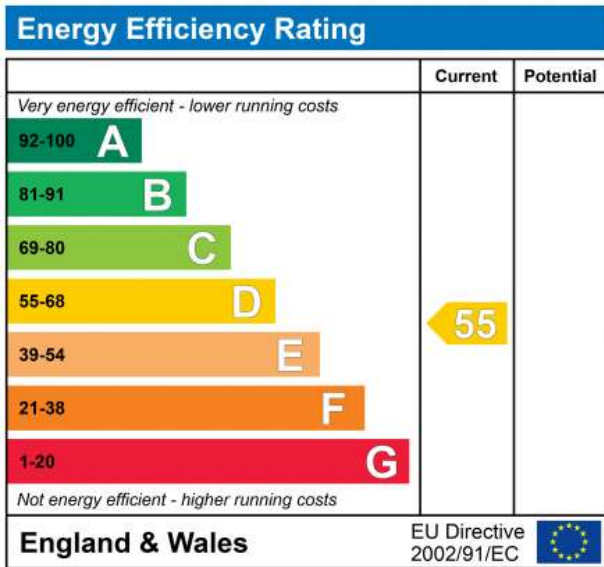
COUNCIL TAX

Band C

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

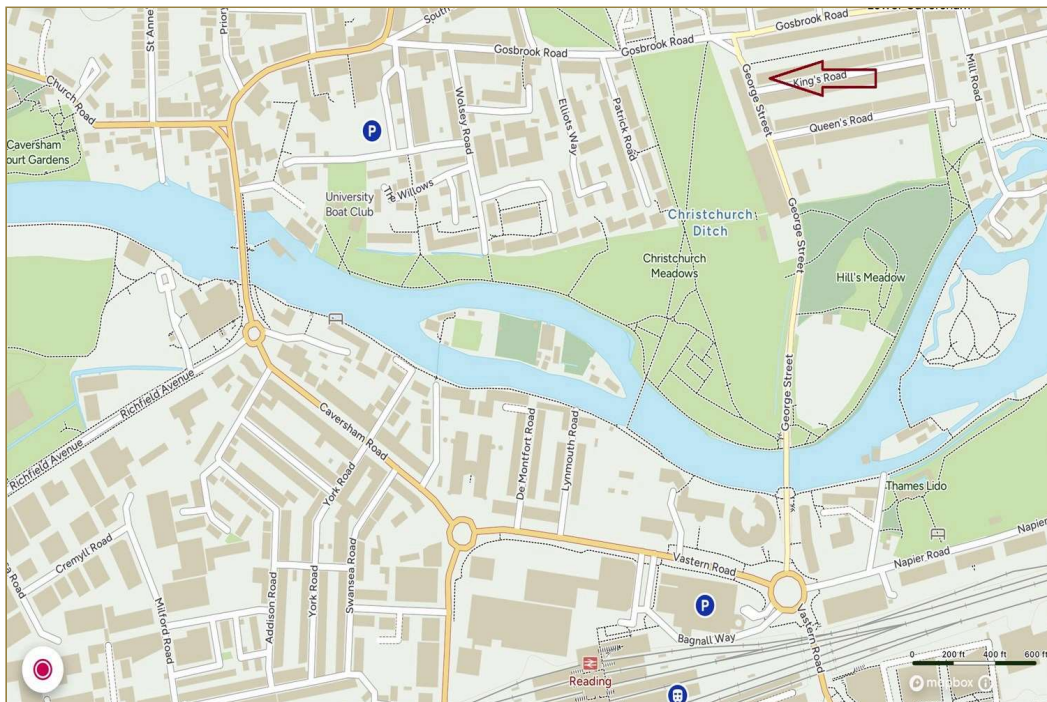
Energy Rating D

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/9850-2819-6000-9298-0181>



LOCATION

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



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

