

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GOSBROOK ROAD, CAVERSHAM READING, RG4 8ED

£400,000

An elegant late Georgian two bedroom semi detached home with off road parking, conveniently positioned less than a mile to Caversham centre and only a 17 minute walk to Reading station. Having been completely renovated including a new kitchen and two bathroom suites, working open fireplaces, vaulted ceilings, Amtico flooring and a south facing garden. No onward chain

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

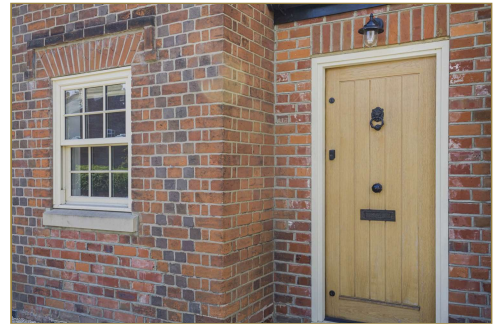
SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders.

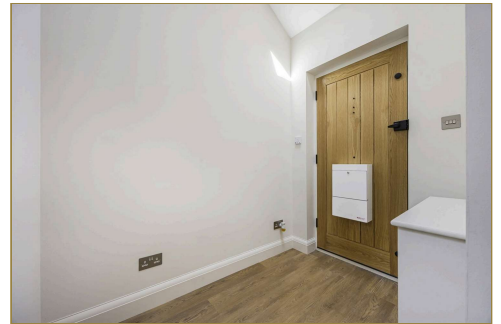
Background - This property is believed to date back to circa 1836 and was originally built as farm workers cottages for the the nearby Briants Farm.

ENTRANCE

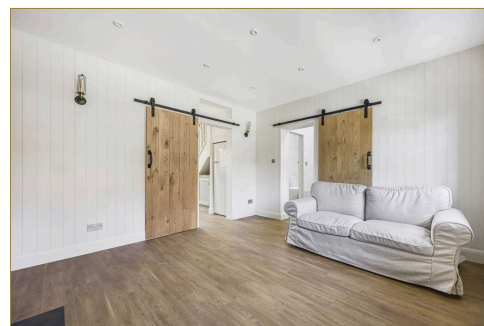
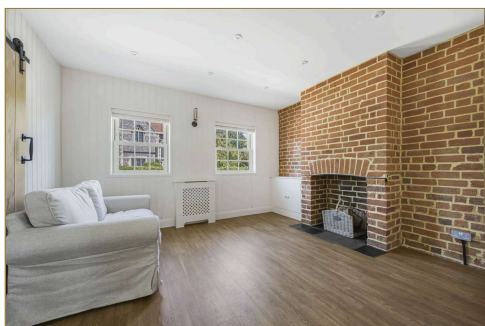
Solid oak front door to

**RECEPTION HALL**

With vaulted ceiling and overhead double glazed Velux window, encased radiator, Amtico flooring, through to

**LIVING ROOM**

With twin front aspect double glazed windows, exposed brick feature wall with open working fireplace and hearth, Amtico flooring, recessed cupboard housing meters and three wall lights

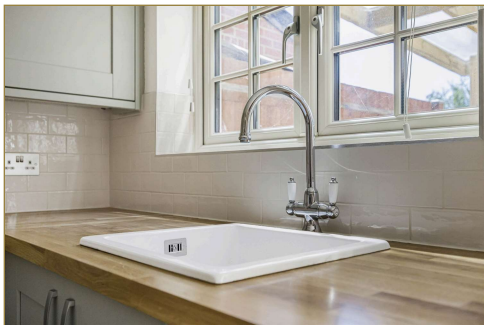




Through to

FITTED KITCHEN

Beautiful Shaker style kitchen comprising inbuilt ceramic sink with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with wooden work surfaces and contrasting tiled surrounds, inset Bosch four ring induction hob with extractor hood above and Bosch integrated oven below, further integrated Bosch dishwasher and neatly integrated Bosch washing machine and fridge. With Amtico flooring, rear aspect double glazed window and oak double glazed stable door to outside permanent gazebo and garden



BATHROOM

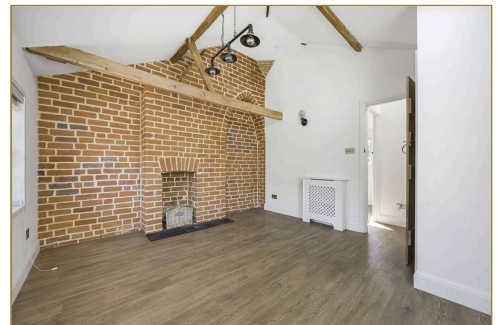
Beautifully fitted four piece suite with vaulted ceiling and overhead double glazed Velux window, comprising bath, one and half width tiled shower, wash hand basin with cupboard space below, W.C., with fully tiled walls and oak style flooring, stainless steel heated towel rail and illuminated mirror and useful overhead cupboard space, Amtico flooring

**STAIRCASE VIA KITCHEN**

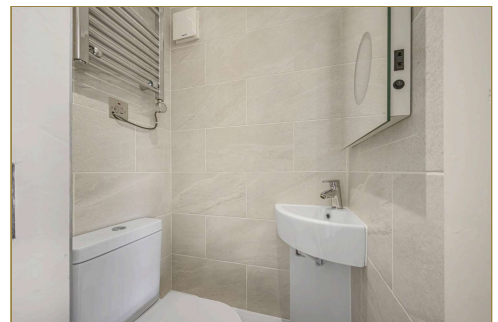
With exposed brick wall, leading to first floor landing with overhead double glazed Velux window and oak latched door to

BEDROOM ONE

With twin front aspect double glazed windows, feature exposed brick wall with working open fireplace, oak beams, vaulted ceiling with double glazed Velux window, Amtico flooring, latched door to

**ENSUITE W.C.**

With low level suite, wash hand basin, heated towel rail and tiled walls



BEDROOM TWO

With part vaulted ceiling, double glazed Velux window, rear aspect double glazed window, feature exposed brick wall, Amtico flooring, exposed beams and latched door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin, raised W.C., heated towel rail, fully tiled walls, double glazed Velux window

**REAR GARDEN**

At the rear of the property is a neat fully enclosed south facing garden predominantly laid to lawn with timber fenced enclosures and permanent timber gazebo adjacent to the full width of the property providing additional outside usable space particularly during summer months for alfresco dining etc. The garden enjoys excellent seclusion and extends approximately 40ft. Outside power



**PARKING**

The front of the property is entered via a pea shingled driveway providing off road parking for two vehicles with wrought iron side fence. There is an outside power socket to the right of the front door.

**DIRECTIONS**

From central Caversham proceed south down Prospect Street, at mini roundabout turn left into Gosbrook Road continue through the traffic lights where the property can be found on the right hand side

TENURE

Freehold

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 F

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/8200-2885-0422-1596-3353>

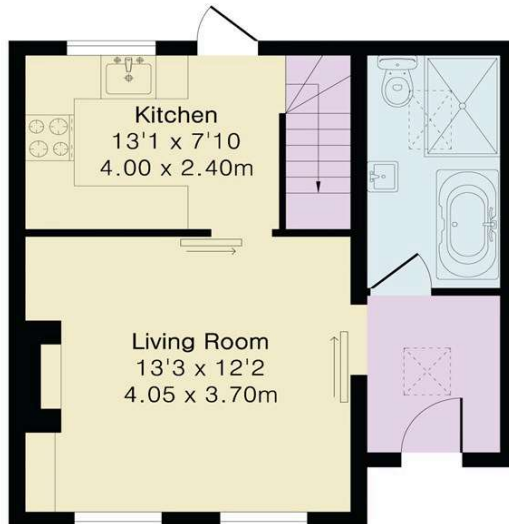
FLOOR PLAN

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

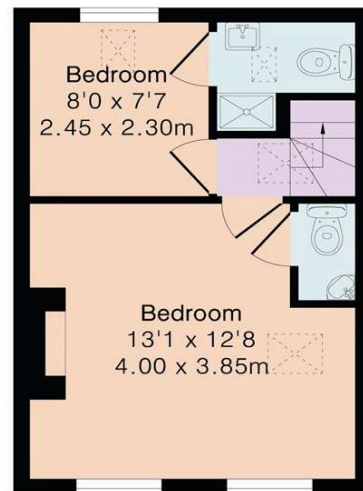
Approximate Gross Internal Area 651 sq ft - 60 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 271 sq ft – 25 sq m



Ground Floor



First Floor

LOCATION

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

