

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



QUEENS ROAD, CAVERSHAM READING, RG4 8DN

£375,000

A lovely Victorian end terrace offering two bedrooms and separate ground floor home office/bedroom three. Well positioned only a 10 minute walk to Reading station and Thameside parkland & Caversham centre. Internally includes two reception rooms, separate upstairs bathroom, well presented with easy maintained garden. No onward chain.

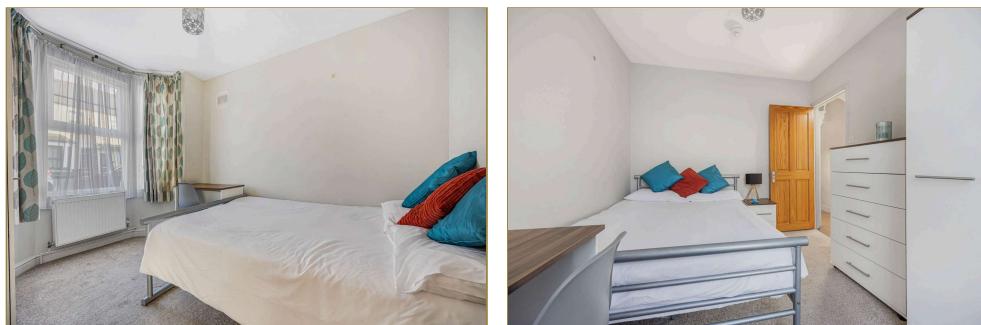
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE HALL

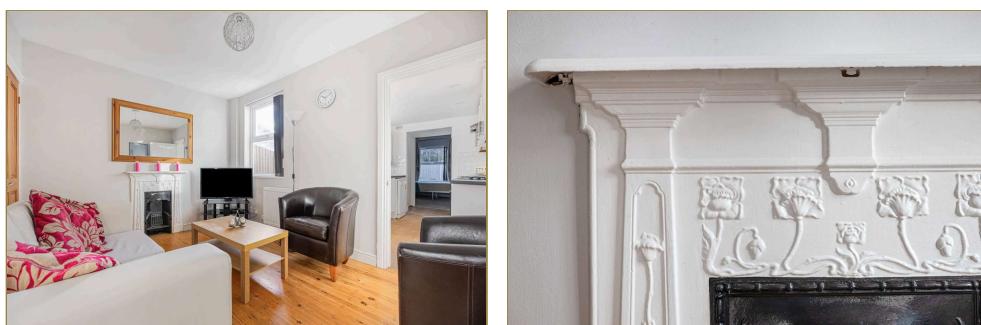
Understairs storage cupboard

LIVING ROOM

Front aspect bay window, radiator

**DINING ROOM**

Rear aspect, feature cast iron fireplace, radiator, through to:

**KITCHEN**

Well fitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted ceramic hob with extractor hood over and electric oven, wall mounted gas boiler, side aspect and side door to outside, spotlights, through to:

**UTILITY LOBBY**

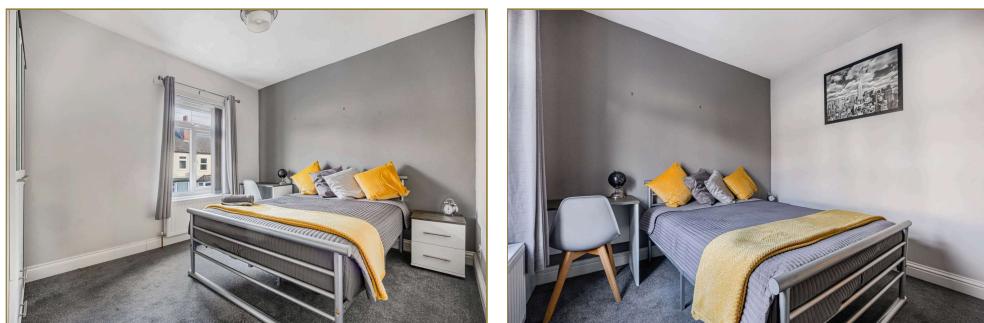
Ideal space for washing machine/tumble dryer/fridge freezer, door to:

HOME OFFICE/BEDROOM THREE

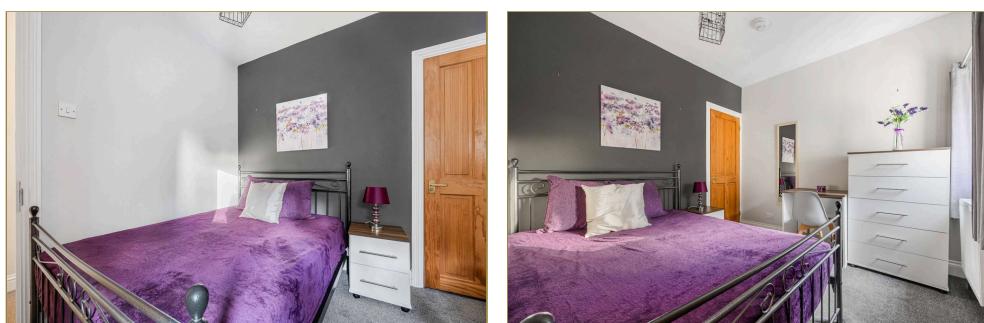
Excellent bonus room ideal as a spare bedroom or home office/playroom etc. Rear aspect, radiator

**STAIRCASE FROM DINING ROOM TO FIRST FLOOR LANDING****BEDROOM ONE**

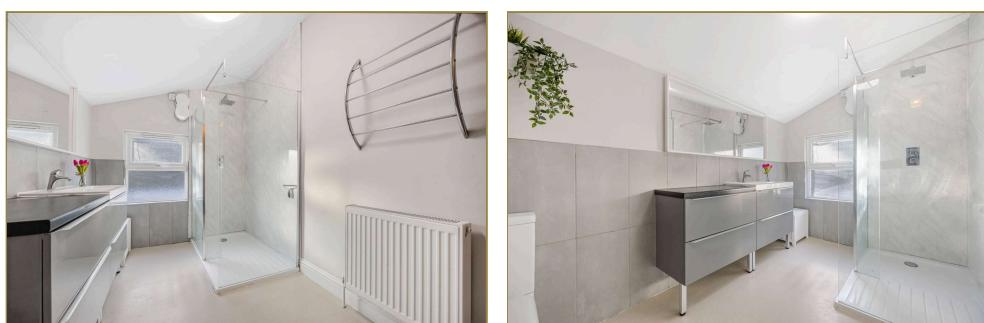
Front aspect, radiator

**BEDROOM TWO**

Rear aspect, radiator

**BATHROOM (SHOWER ROOM)**

Excellent sized room comprising: double width walk in shower cubicle, fitted wash hand basin with cupboards, fitted mirror, radiator, rear aspect window



REAR GARDEN

Neat south facing garden, easily maintained, enclosed by fencing with useful rear access gate

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn left into Gosbrook Road, at the traffic lights turn right into George Street, left into Kings Road, right into Coldicutt Street and right it Queens Road

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 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/0919-0900-3219-0942-0230>

FLOOR PLAN

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

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

www.farmeranddyer.com

BEDROOM THREE
10'1" x 8'0"
3.08m x 2.43m

KITCHEN
6'5" x 10'5"
1.95m x 3.17m

DINING ROOM
12'10" x 10'11"
3.90m x 3.34m

UP

LIVING ROOM
9'10" x 13'2"
3.00m x 4.02m

FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.

BATHROOM
6'5" x 10'5"
1.95m x 3.17m

BEDROOM TWO
9'10" x 10'11"
3.00m x 3.33m

DOWN

MASTER BEDROOM
12'10" x 11'3"
3.90m x 3.42m

TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.

LOCATION

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

