

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**LYNMOUTH ROAD,  
READING, RG1 8DD**  
**£405,000**

A spacious Victorian end terrace on Lynmouth Road with two double bedrooms, open plan living and dining and first floor bathroom, in fantastic condition and conveniently positioned directly opposite Reading train station. NO CHAIN

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## **LIVING/DINING ROOM**

A 20ft living/dining room with character bay window



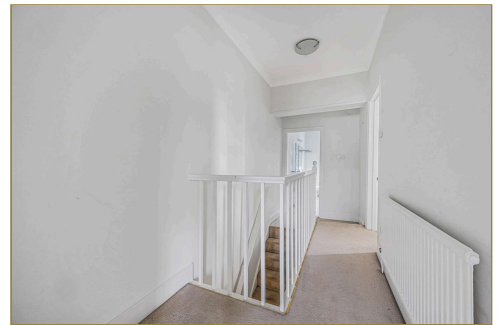
## **KITCHEN**

Kitchen to the rear of the property with built in double oven, and space for full size fridge freezer



## **STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With radiator



## **BEDROOM ONE**

10ft by 16ft master bedroom to the front of the property





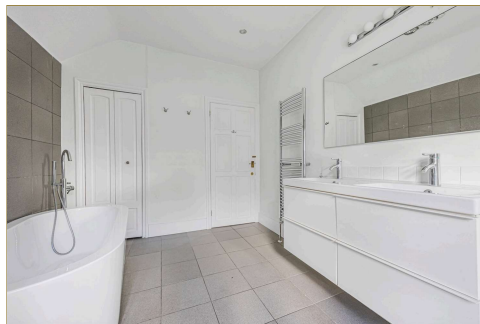
## **BEDROOM TWO**

11ft by 8.5ft double bedroom over looking the back garden



## **BATHROOM**

Modern bathroom with stand alone bath and large separate shower



## **GARDEN**

Small enclosed rear garden



## **DIRECTIONS**

From central Caversham turn left onto Prospect Street, at the mini roundabout turn right into Church Street, continue into Church Road and over Caversham Bridge into Caversham Road, at the roundabout turn left into Vastern Road and second left into Lynmouth Road

## **TENURE**

Freehold

**SCHOOL CATCHMENT**

E P Collier Primary School and Nursery  
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/7702-0425-1010-3050-0296>

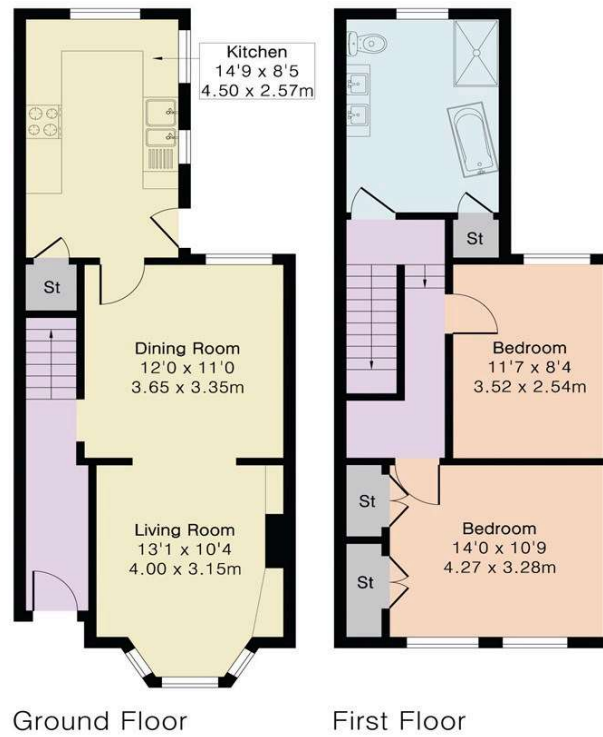
**FLOORPLAN**

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

**Approximate Gross Internal Area 919 sq ft - 85 sq m**

Ground Floor Area 463 sq ft - 43 sq m

First Floor Area 456 sq ft - 42 sq m



**LOCATION**

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

