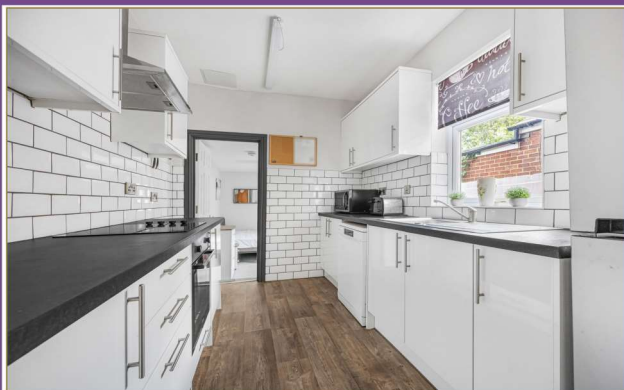


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8EA**

£365,000

A smartly presented Victorian terrace benefiting from off road parking and an additional reception room ideal as a home office or further bedroom. Includes living room, dining room, fitted kitchen, two upstairs bedrooms and separate upstairs bathroom along with useful utility store. 70ft rear garden and no onward chain

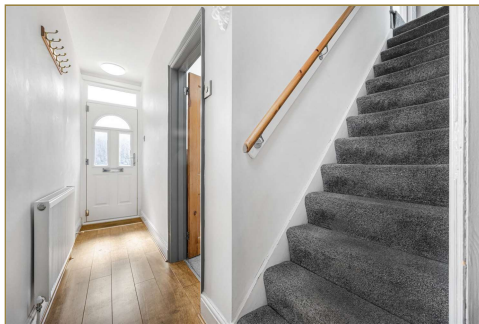
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

Caversham 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 HALL

Stairs to first floor, radiator, laminate flooring

**DINING ROOM**

Front aspect bay window, radiator

**LIVING ROOM**

With feature fireplace with glazed tile inserts, understairs storage cupboard, laminate flooring, door to rear garden



Through to:

KITCHEN

Fitted to comprise: worktops with sink unit, good range of cupboards and drawers, fitted oven, hob and extractor, space for dishwasher, tiled walls, further door to outside



Door to

HOME OFFICE/BEDROOM THREE

Side aspect, radiator



STAIRCASE TO FIRST FLOOR LANDING

Hatch to loft space

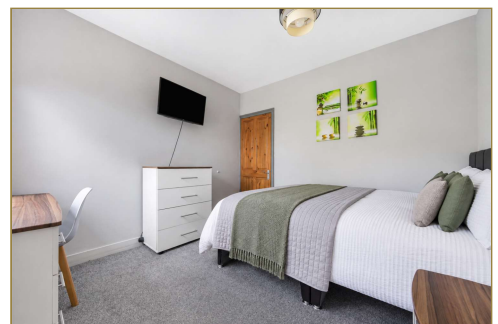
BEDROOM ONE

Twin front aspect, radiator



BEDROOM TWO

Rear aspect, radiator



SHOWER ROOM

Modern three piece suite comprising: walk-in shower, W.C., pedestal wash hand basin, tall storage cupboards, tiled walls, radiator, side aspect

**UTILITY STORE**

Useful room with plumbing and utility space, worktop, cupboard and side aspect window

**REAR GARDEN**

To the rear of the property is a paved garden offering easy maintenance, including a timber shed

**PARKING**

There is formal off road parking

PLEASE NOTE

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

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

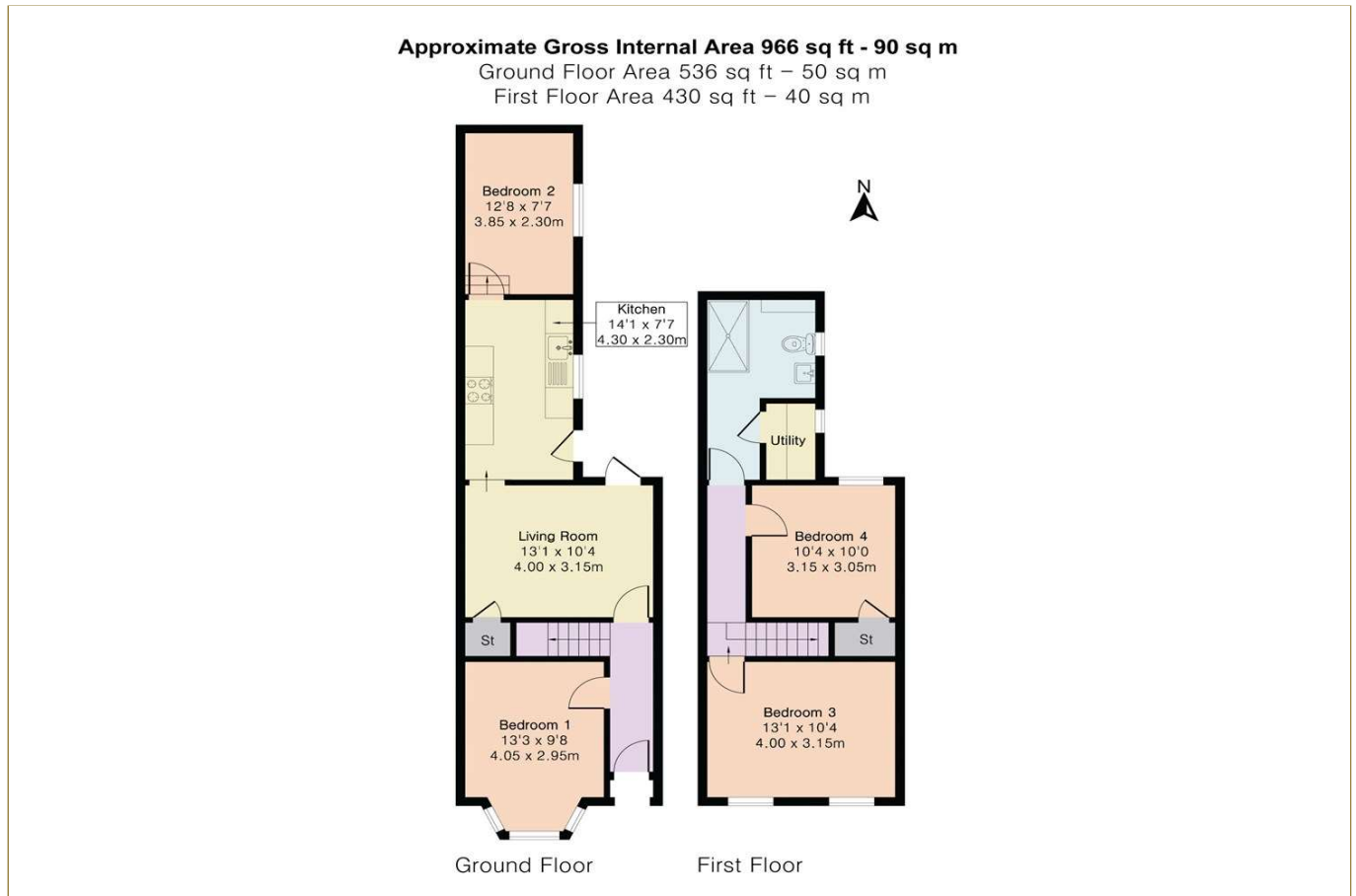
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/2280-0000-2216-6262-5230>

FLOOR PLAN

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



LOCATION

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

