

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HEMDEAN ROAD, CAVERSHAM READING, RG4 7QJ

£235,000

SOLD PRIOR TO MARKETING - A smart two bedroom first floor maisonette with an attractive rear garden. Situated within a few minutes walk of the Hemdean Bottom countryside yet only an approx. 20 minute walk to Caversham shopping centre. Includes 14ft living room, 10ft kitchen and bathroom.
Ideal as a first time purchase - No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE HALL

Hatch to loft space for further storage, laminate flooring

LIVING/DINING ROOM

Front aspect, radiator, laminated flooring



KITCHEN

Fitted to comprise: worktops with sink unit, range of cupboards, space for fridge freezer, plumbing for washing machine and cooker, tiled surrounds, rear aspect

BEDROOM ONE

Rear aspect, laminate flooring, radiator



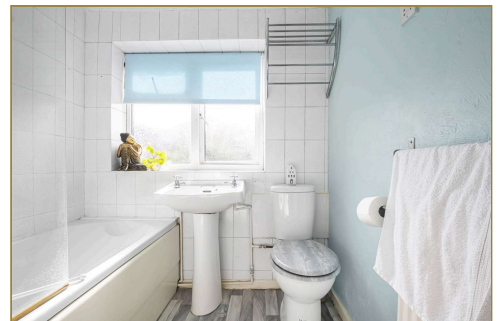
BEDROOM TWO

Front aspect, laminate flooring, radiator



BATHROOM

Three piece suite comprising: panel bath, w.c, pedestal wash hand basin, side aspect



REAR GARDEN

Pathway access to rear garden which is well maintained and fully enclosed

**DIRECTIONS**

From central Caversham turn right into Hemdean Road and continue to the mini roundabout and continue straight over into Hemdean Road continuation where the property can be found on the left hand side

TENURE

Leasehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Heights 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

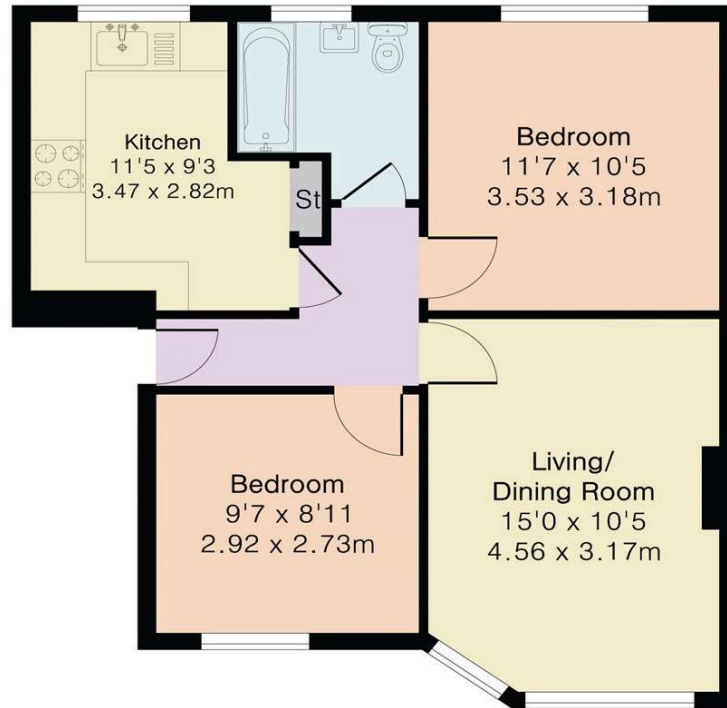
Energy Rating C

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/0655-3054-1201-6875-3200>

FLOOR PLAN

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

Approximate Gross Internal Area 566 sq ft - 53 sq m



First Floor Flat

LOCATION

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

