

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SOUTH STREET, CAVERSHAM
READING, RG4 8HY**

£360,000

One of the wider designed Victorian terraces peacefully positioned in a no through terraced street in the very centre of Caversham, just steps from local shops and amenities, just over half a mile from Reading station. No chain

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

This property is a short walk from local amenities including the public library, doctors- surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE

Covered entrance porch with quarry tiled step and front door with double glazed insert to

RECEPTION HALL

With staircase to first floor with understairs storage area housing meters

LIVING ROOM

With front aspect double glazed window, radiator, built in recessed cupboard

**DINING ROOM**

With rear aspect double glazed window, radiator and understairs storage cupboard



Archway through to

KITCHEN

Comprising single drainer stainless steel sink unit with drawers and cupboards under, further base units with gas cooker appliance space, rear aspect double glazed window, and radiator





Door to

COVERED LEAN-TO

With light and power, plumbing for washing machine and water tap

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above

BEDROOM ONE

With twin front aspect double glazed windows, radiator, built in recessed cupboard



BEDROOM TWO

With rear aspect double glazed window, built in recessed cupboard and covered fireplace



BATHROOM

White suite comprising panelled bath, wash hand basin with cupboard space below, W.C., contrasting tiled surrounds, radiator, built in cupboard housing gas boiler and rear aspect double glazed window

REAR GARDEN

At the rear of the property is an enclosed garden with timber fencing and brick retained wall to the rear, extending approximately 40ft. with brick built storage shed

**OUTSIDE**

The front of the property is entered via a wrought iron gate with pathway leading to the front door. There is a small paved garden area with brick retained wall

**DIRECTIONS**

From the centre of Caversham proceed south along Prospect Street at mini roundabout turn left into South Street where that property can be found on the left 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 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/0757-3967-5200-2496-0204>

FLOOR PLAN

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

Approximate Gross Internal Area 1020 sq ft - 95 sq m

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 473 sq ft – 44 sq m

