

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HEMDEAN ROAD, CAVERSHAM
READING, RG4 7QJ
£245,000

A two bedroom first floor maisonette with its own entrance and private west facing secluded rear garden presented in a peaceful location approximately 1 mile north of Caversham centre and 1.5 miles from Reading station. No chain

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

Personal steps to covered entrance porch with outside storage cupboard and front door to

RECEPTION HALL

With radiator

**LIVING/DINING ROOM**

With front aspect double glazed window, radiator, ornamental fireplace with electric heater, picture rails

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, electric cooker point, plumbing for washing machine, gas boiler, radiator, rear aspect window and built in larder cupboard housing meters with side aspect obscure glazed window, access to loft hatch

**BEDROOM ONE**

With rear aspect double glazed window, radiator



BEDROOM TWO

With front aspect double glazed window, radiator

**BATHROOM**

Comprising panelled bath with mixer tap, shower attachment and glass deflector, wash hand basin, W.C., matching tiled walls, rear aspect obscure double glazed window, radiator

**OUTSIDE**

The property benefits from its own personal private garden, accessed from the side of the property with its own wrought iron gate, paved pathway, timber shed and patio area to the rear. Central lawned area with timber fenced enclosures, enjoying a westerly aspect 40ft x 40ft approx.



The front garden area has a central lawn with surrounding pea shingle, brick retained wall and wired fencing

There is a shared vehicular access for both maisonettes to the side of the property

**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

Original lease - 999 years

Lease remaining - 930 years

Ground rent - £150 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,350

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/2035-7022-8400-0061-7292>

FLOOR PLAN

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

Approximate Gross Internal Area 550 sq ft - 51 sq m



LOCATION

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

