

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**360 GOSBROOK ROAD, CAVERSHAM
READING, RG4 8EG**

£280,000

A larger design bay fronted terrace occupying extensive gardens in excess of 120ft. Requiring some modernisation, three separate bedrooms, various outbuildings and conveniently positioned for both Caversham & Reading town centres. No Chain.

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

Hardwood front door, side aspect window, door to

LIVING/DINING ROOM

26'10 (8.18m) x 13'8 (4.17m)

Large open dual aspect room with front feature double glazed bay and rear double glazed window, brick built fireplace with hearth, surround and mantel over, fitted gas fire with matching display plinths, recessed shelving, 2 wall light points, door to staircase, understairs storage cupboard housing meters

**KITCHEN**

13'2 (4.01m) x 7'7 (2.31m)

Fitted in pine-style units comprising single drainer non-scratch sink unit with mixer tap and cupboards under, further range of both floorstanding and wall mounted eye level units, laminated roll edge worksurfaces, space for cooker, door to inner lobby, side door to

**LEAN-TO UTILITY/WORKSHOP AREA**

20'9 (6.32m) x 4'10 (1.47m)

Plumbing for washing machine, further appliance space, working area, glazed door to rear potting area, door to garden

INNER LOBBY

Door through to

BATHROOM

Comprising steel bath, pedestal wash hand basin, low level w.c., tiled wall and floor, side aspect window

STAIRCASE TO FIRST FLOOR LANDING

Access to loft space above, built-in cupboard, access to

BEDROOM ONE

13'6 (4.11m) including wardrobes x 11'8 (3.56m)

Twin front aspect double glazed windows, fitted wardrobes with cupboard space

**BEDROOM TWO**

12'9 (3.89m) x 7'11 (2.41m)

Rear aspect double glazed window

BEDROOM THREE

13'3 (4.04m) x 7'8 (2.34m)

Side aspect double glazed window, built-in airing cupboard housing hot water tank

REAR GARDEN

The property enjoys an extensive level garden with paved area adjacent to the property, raised enclosed beds and productive kitchen garden, large brick built garden store/workshop and further timber sheds. Beyond this is a further kitchen garden area and rear pedestrian gateway access, enclosed by brick retained wall and timber fencing, the garden extends in excess of 120ft.



FRONT GARDEN

The front of the property is entered via wrought iron gate with pathway leading to front door, enclosed garden area with low brick retaining wall and raised brick enclosed flowerbeds.

DIRECTIONS

From the offices of Farmer & Dyer turn left into Prospect Street, at the mini roundabout turn left into Gosbrook Road, continue through the main set of traffic lights where the property will be found on the left hand side.

APPROXIMATE MONTHLY RENTAL VALUE

£950 after upgrading

SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

COUNCIL TAX

Band C

PLEASE NOTE

These particulars are awaiting the owners approval and therefore represent draft details only.

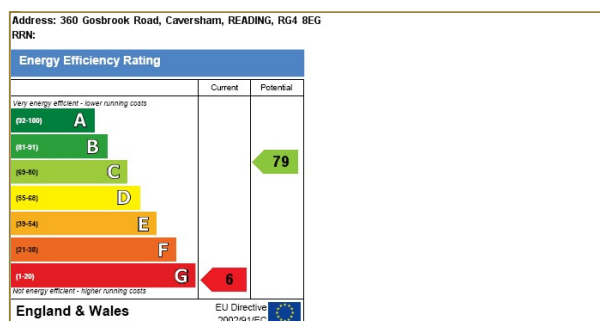
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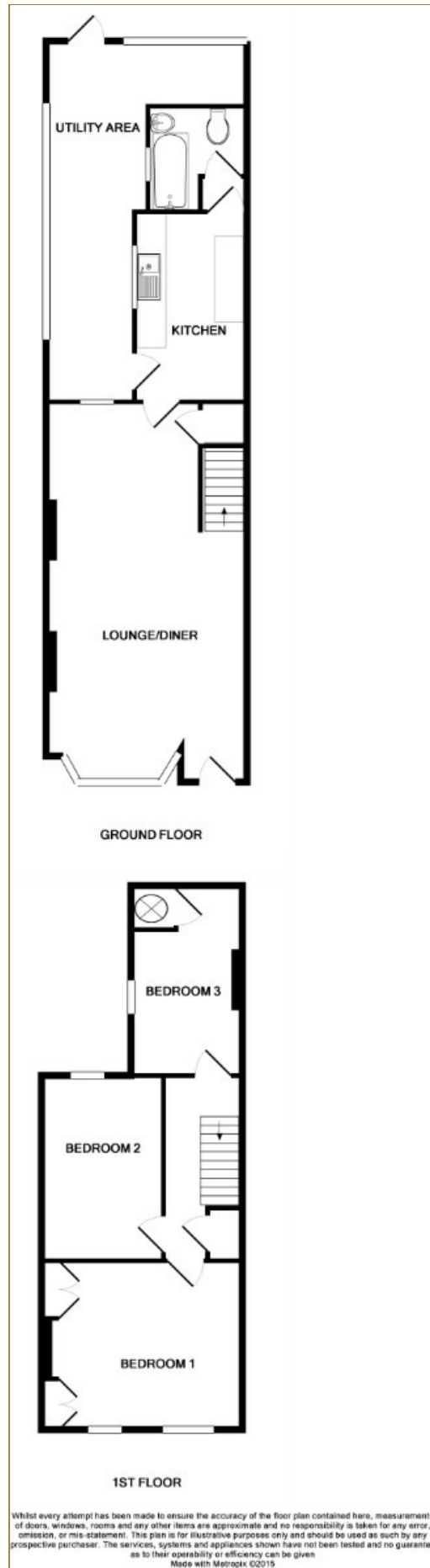
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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