

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WILLOWS, CAVERSHAM READING, RG4 8BD**

**£360,000**

A much sought after two bedroom end town house situated in this favoured development. In the very centre of Caversham with a neat and level secluded garden, presented in good order and only a 3 minute walk to local shops, the River Thames & a 12 minute walk to Reading mainline station.

Allocated parking space. No onward chain

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

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**ENTRANCE**

uPVC front door to

**HALLWAY**

With radiator, staircase to first floor and door to

**LIVING ROOM**

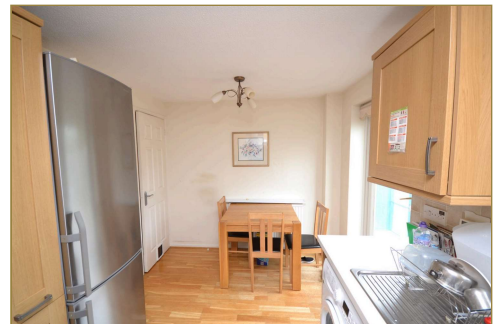
With front aspect leaded light double glazed window, radiator, central stone fireplace with hearth surround and mantle over with fitted electric fire. Door to

**KITCHEN/DINING ROOM**

Kitchen well fitted in light oak comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds with inset four ring electric hob, extractor hood above and integrated oven below. Plumbing for washing machine and appliance space for fridge/freezer, concealed lighting, neatly fitted gas boiler, tiled floor.



Dining area with oak style flooring, large under stairs storage cupboard, radiator with rear aspect double glazed window with matching door to garden

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

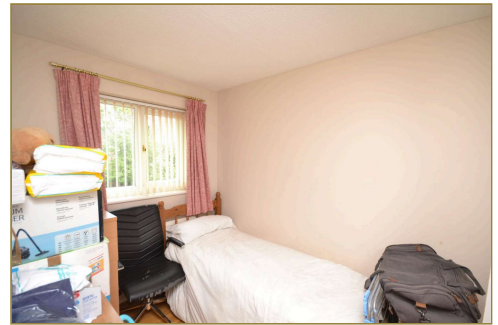
With access to loft space above

**BEDROOM ONE**

With twin front aspect double glazed lead light windows, radiator, with range of fitted wardrobes and cupboard space above, built in airing cupboard housing foam dipped hot water tank and further alcove with fitted dressing table

**BEDROOM TWO**

With rear aspect double glazed window, radiator, full width range of fitted wardrobes

**BATHROOM (SHOWER ROOM)**

Comprising tiled corner shower, wash hand basin with cupboard below, W.C. with matching fully tiled walls, rear aspect obscured double glazed window, heated towel rail

**REAR GARDEN**

At the rear of the property is a generous low maintenance garden, mainly paved with raised decking area, pitched roof timber shed and timber fenced enclosures. With side access front to rear via wooden gate and rear pedestrian gateway and access to residents parking beyond. Outside tap and remote controlled awning



**FRONT GARDEN**

At the front of the property is a paved pathway leading to the front door with open lawned garden area and outside light



**PARKING**

Allocated parking



**DIRECTIONS**

From central Caversham proceed south along Prospect Street, turning left at the mini roundabout into Gosbrook Road then right into Wolsey Road, turn right into The Willows

**TENURE**

Freehold

**APPROXIMATE MONTHLY RENTAL**

£1,595

**APPROXIMATE SQUARE FOOTAGE**

624sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/8438-7225-0760-0934-4926>

**COUNCIL TAX**

Band D

### 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

