

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COACH HOUSE MEWS, SOUTH VIEW AVENUE CAVERSHAM, READING, RG4 5AX

£615,000

A particularly spacious four bedroom three-storey town house, part of a small complex built by Brad Homes in 2002. Conveniently positioned approximately one mile from both Caversham centre and Reading railway station providing flexible accommodation with secure gated parking. Presented in excellent decorative order with updated fittings. No chain

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

Arched entrance porch with tiled step and uPVC double glazed front door to

RECEPTION HALL

With radiator, staircase to first floor

**CLOAKROOM**

With W.C., wash hand basin with cupboard space, heated towel rail, tiled surround

**LIVING/DINING ROOM**

With rear aspect double glazed window and matching double glazed French doors to garden, two radiators, limed oak style flooring

**FITTED KITCHEN/BREAKFAST ROOM**

Fully fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with contrasting work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine, integrated dishwasher and fridge/freezer, integrated tumble dryer, neatly fitted gas boiler. With room for breakfast table and chairs, radiator, limed oak style flooring and front aspect double glazed bay window

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

With large double built in wardrobe cupboard space

BEDROOM ONE

With twin rear aspect double glazed windows, radiator, double built in wardrobe and door to



EN SUITE BATHROOM

Modern white suite comprising twin grip panelled bath with independent shower unit and glass deflector, wash hand basin with cupboard space below, W.C., heated towel rail, contrasting fully tiled walls and floor, extractor fan



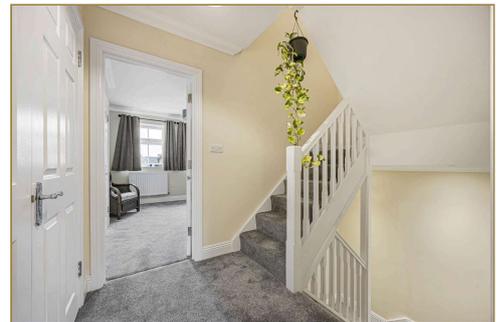
BEDROOM TWO

With twin front aspect double glazed windows, radiator and large double built in wardrobe



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With built in airing cupboard housing pressurised hot water cylinder with slatted shelving



BEDROOM THREE

With front aspect double glazed window, radiator and built in wardrobe



BEDROOM FOUR

With rear aspect double glazed window, radiator and built in wardrobe



BATHROOM

Modern suite comprising steel bath with independent shower unit and glass deflector, wash hand basin with cupboard space, integrated W.C., contrasting tiled walls and floor, heated rail, extractor



REAR GARDEN

At the rear of the property is a generous garden predominately laid to lawn with large paved patio area adjacent to the property and pathway continuing the full length with rear pedestrian gateway access with timber fenced enclosures the gardens extend approximately 50ft.



FRONT GARDEN

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



PARKING

There is a centralised block paved driveway and electrically operated gate leading to residents secure parking area



GARAGE

With up and over door, power and light and useful eaves storage space with secure parking in front

PLEASE NOTE

Service Charge of £231.30 per annum (communal lighting and communal garden maintenance)

DIRECTIONS

From central Caversham proceed south along Prospect Street, at the mini roundabout turn left into Gosbrook Road, proceeding through the traffic lights and at the mini roundabout bear left into Briants Avenue, continue to the end and turn left into South View Avenue where Coach House Mews can be found immediately on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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

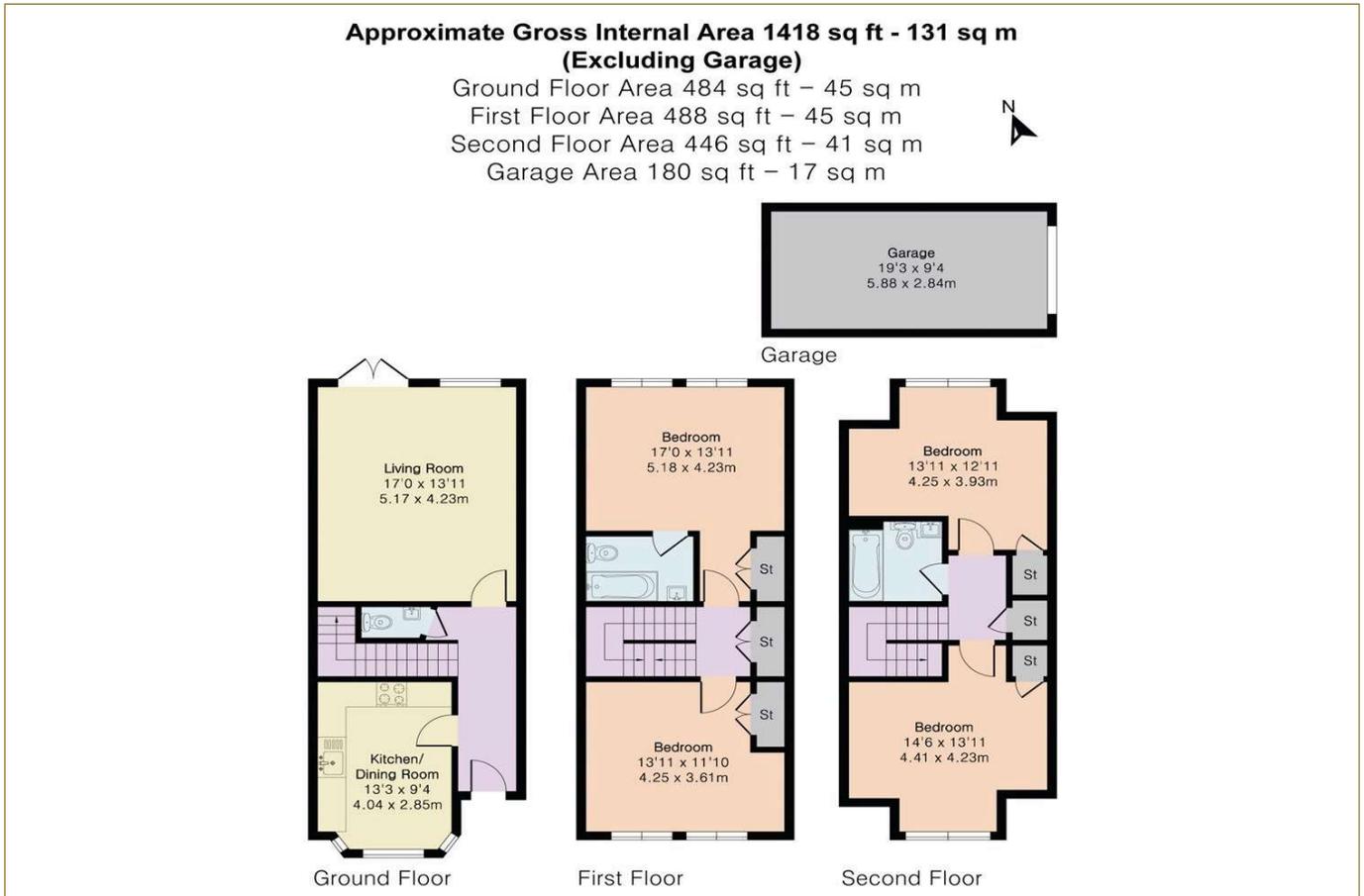
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9788-0043-6239-5551-9950>

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

