FARMER & DYER

RESIDENTIAL SALES & LETTINGS







KINGS ROAD, CAVERSHAM
READING, RG4 8DT

£379,950

A superbly presented two bedroom Victorian terrace with a large separate upstairs four piece bathroom and a further downstairs cloakroom. Included living room, dining room, fitted kitchen with Quartz worktops, utility area and rear garden. Oak flooring downstairs. No chain

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

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

LIVING ROOM

Front aspect bay window, radiator and oak flooring. Staircase to first floor




DINING ROOM

Understairs storage cupboard, rear aspect window, radiator, oak flooring with door leading to



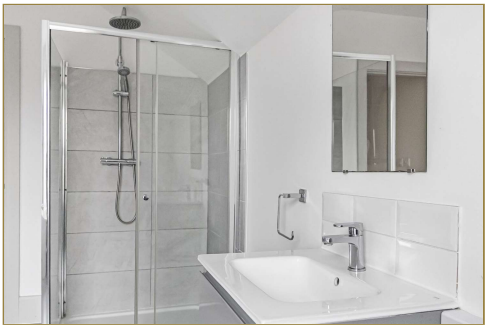

KITCHEN

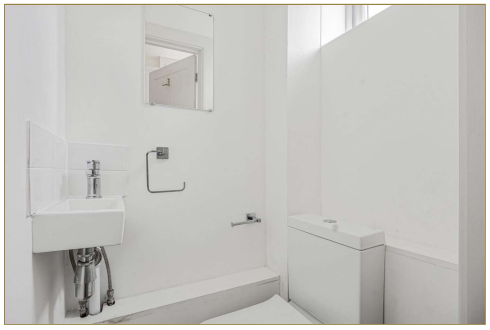
Fitted with Quartz worktops and a range of cupboards and drawers, integrated dishwasher, washing machine, fitted electric oven and hob






CLOAKROOM
Comprises low level W.C. and wash hand basin





UTILITY/STORE AREA
Versatile utility area with door leading to the rear garden



STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

BEDROOM ONE
Large double bedroom, front aspect window, radiator, door to inner landing





BEDROOM TWO

Double bedroom, rear aspect window, radiator, door to inner landing





BATHROOM

Four piece suite comprising corner bath and separate shower cubicle, W.C., fitted wash hand basin with cupboard under, chrome towel radiator





REAR GARDEN
To the rear of the property is a secluded garden mainly laid to lawn with patio area and brick storage shed





PARKING
On road residents permit parking - permits available from Reading Borough Council

DIRECTIONS
From central Caversham proceed along Gosbrook Road, at traffic lights turn right into George Street and left into Kings Road

TENURE
Freehold

SCHOOL CATCHMENT
Thameside Primary School
Highdown Secondary School

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

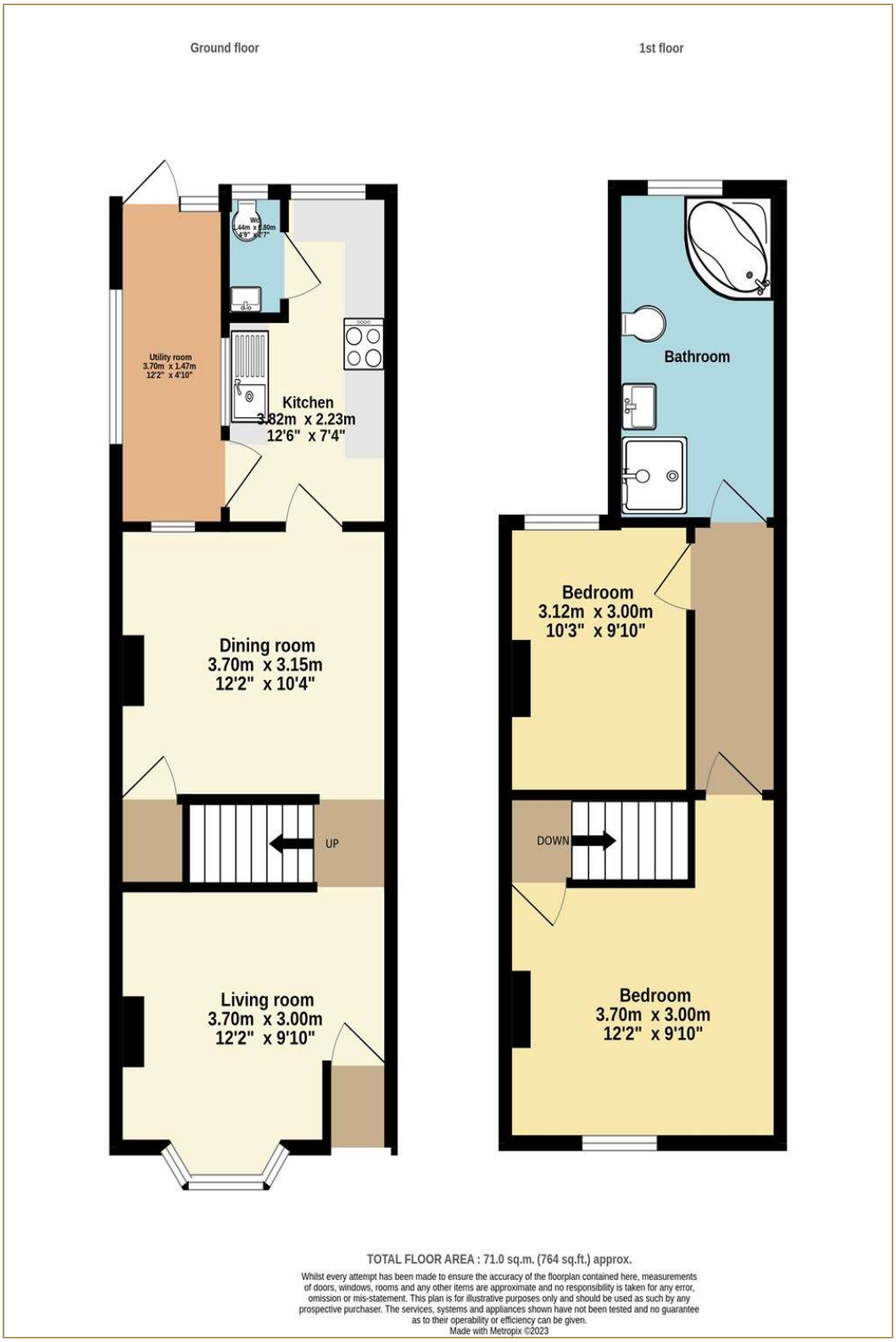
COUNCIL TAX
Band C

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/0300-2566-3240-2207-7101

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

