

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**NEWPORT ROAD,
READING, RG1 8EA**

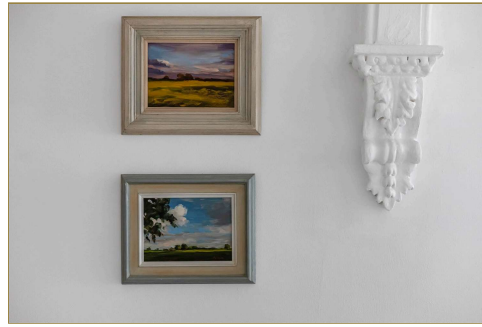
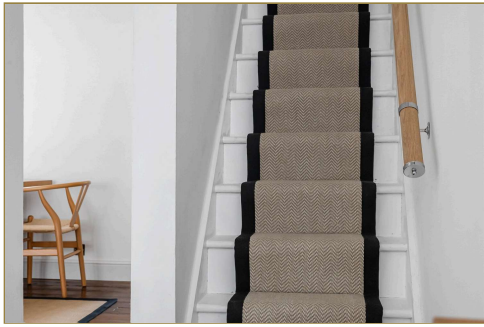
£425,000

Beautifully presented period Victorian three-bedroom terraced home on Newport Road, with modern kitchen and well presented upstairs bathroom, extended dining area, just 15 minutes walk to Reading Train Station.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

RECEPTION HALL

Entrance hall with floorboards leading to the open plan living area

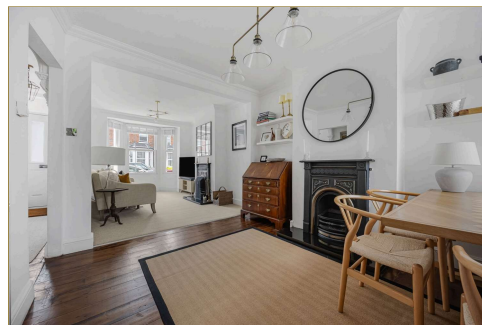
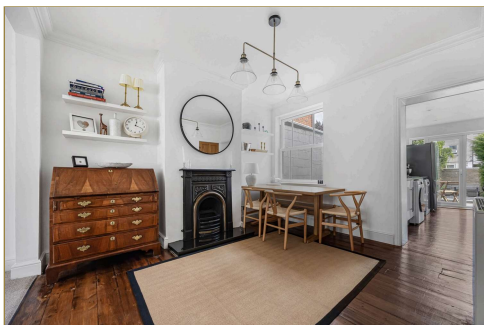


LIVING/DINING ROOM

26ft open plan living/dining room, with feature fireplaces and understairs storage



DINING AREA



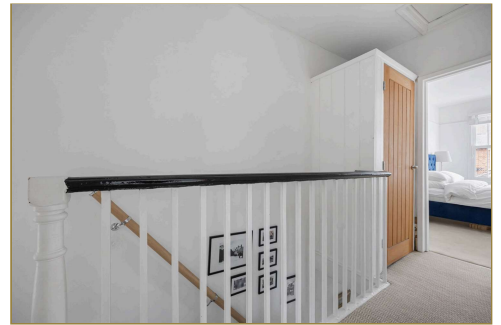


KITCHEN/BREAKFAST ROOM

Modern extended kitchen with space for dining table. With space for fridge freezer, dishwasher and washing machine.



LANDING



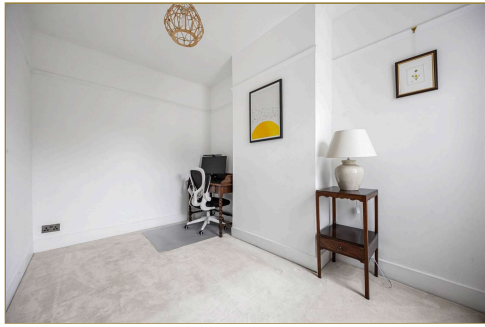
BEDROOM ONE

13ft master bedroom to the front of the property with built in wardrobes



BEDROOM TWO

12ft double bedroom over looking the rear



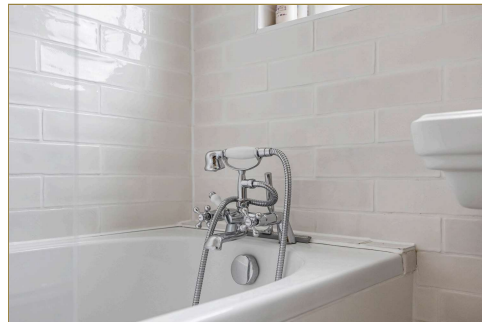
BEDROOM THREE

Small single bedroom to the rear of the property



BATHROOM

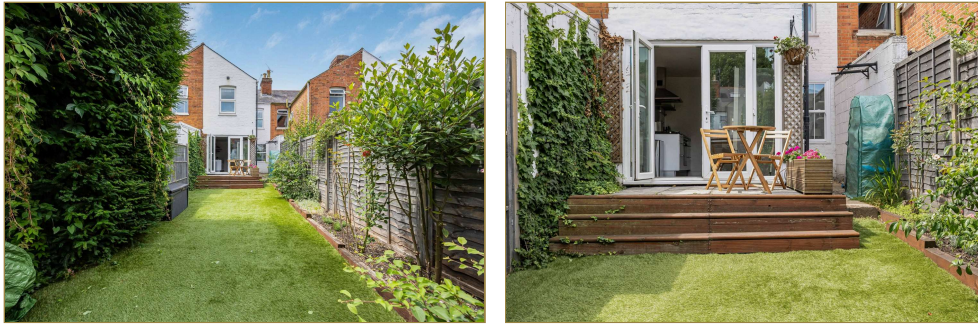
Modern refitted bathroom



REAR GARDEN

Private garden with decking area and easy to maintain artificial grass





DIRECTIONS

Leave Caversham via Caversham Bridge and proceed over the roundabout turning right into Randolph Road and left into Newport Road

TENURE

Freehold

SCHOOL CATCHMENT

E P Collier Primary School and Nursery
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/9428-0088-6278-6171-1940>

FLOOR PLAN

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

