

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM  
READING, RG4 7QJ**

**£255,000**

A well presented two bedroom ground floor maisonette with gas radiator central heating and its own private secluded garden to the rear forming an ideal first time or investment purchase and situated within a mile of Caversham centre. No chain

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**ENTRANCE**

Double doors to enclosed entrance lobby with alcove and tumble dryer space and glazed door to

**ENTRANCE HALL**

With radiator

**LIVING/DINING ROOM**

With front aspect feature double glazed bay window, radiator, ornamental fireplace with electric heater

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven, plumbing for washing machine and dishwasher, appliance space for fridge/freezer, gas boiler, radiator, tiled floor and rear aspect double glazed window

**BEDROOM ONE**

With rear aspect double glazed window, radiator and range of fitted wardrobes, chest of drawers and display plinth



**BEDROOM TWO**

With front aspect double glazed window, radiator

**BATHROOM (SHOWER ROOM)**

With fully tiled double width shower cubicle, wash hand basin with cupboard space, W.C., tiled surrounds and floor, rear aspect obscure double glazed window, radiator

**OUTSIDE**

The property benefits from its own private garden immediately adjacent to the property, mainly laid to lawn with central pathway leading to pitched roof timber shed enjoying a secluded west facing aspect enclosed by a mixture of timber wired fencing and mature hedging, outside water tap and power, extending approx. 40ft.



The front garden area has a central lawn with surrounding pea shingle, brick retained wall and wired fencing

There is a shared vehicular access for both maisonettes to the side of the property



### **DIRECTIONS**

From central Caversham turn right into Hemdean Road and continue to the mini roundabout and continue straight over into Hemdean Road continuation where the property can be found on the left hand side

### **TENURE**

Leasehold

Original lease - 999 years

Lease remaining - 930 years

Ground rent - £150 per annum

### **APPROXIMATE MONTHLY RENTAL VALUE**

£1,350

### **SCHOOL CATCHMENT**

Emmer Green Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band C

### **FREE MORTGAGE ADVICE**

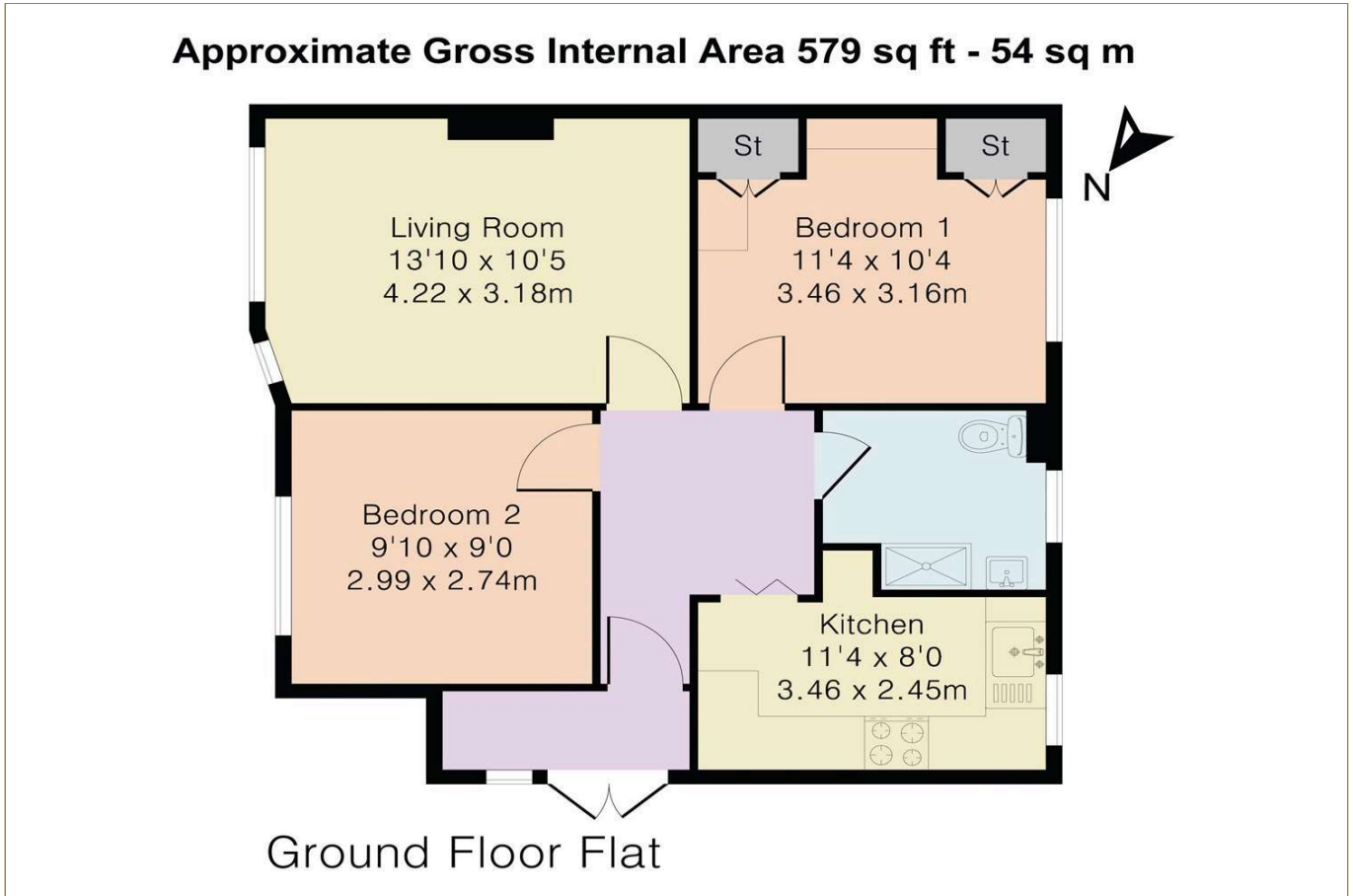
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### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address: To follow

**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

