

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM
READING, RG4 8DS**

£367,500

A three bedroom Victorian terrace with two reception rooms, kitchen and two bathrooms. Situated approx. half a mile walk to Reading station and River Thames parkland. Currently set as an investment property with four bedrooms that offer an annual yield of £34,500 = approx. 9% gross yield. No onward chain - available to first time and investor buyers

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE HALL**RECEPTION ROOM / BEDROOM**

Front aspect - there is already a steel joist in place that can enable this room to be easily opened through to the living room to make a super main living area

LIVING ROOM

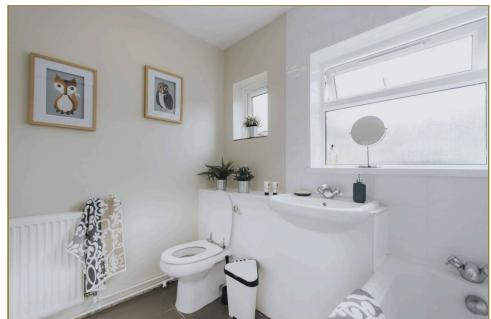
Door to rear garden

**KITCHEN**

Fitted with a range of units and worktops with sink unit, side aspect, appliance space, door to:

**BATHROOM**

Three piece suite comprising: panelled bath, low level w.c, wash hand basin, rear aspect windows

**STAIRCASE TO FIRST FLOOR LANDING**

With further stairs to top floor

BEDROOM

Front aspect



BEDROOM

Rear aspect

**SHOWER ROOM**

Three piece suite comprising: shower cubicle, low level w.c, wash hand basin, rear aspect

STAIRCASE TO TOP FLOOR**BEDROOM**

Rear aspect, full width storage cupboards

**OUTSIDE**

To the rear of the property is an enclosed garden

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,600

SCHOOL CATCHMENT

Thameside Primary School

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 over 2,500 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.

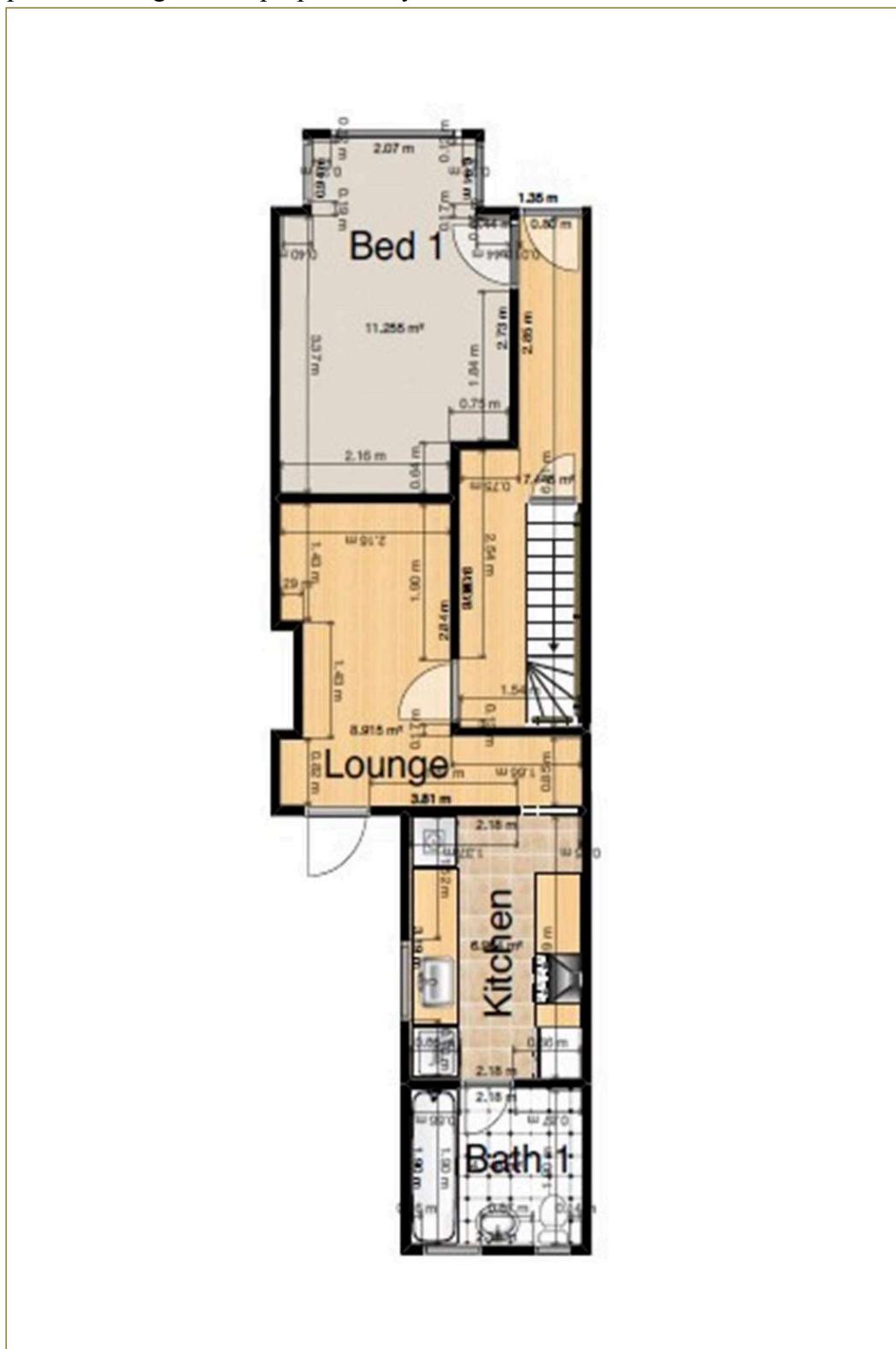
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

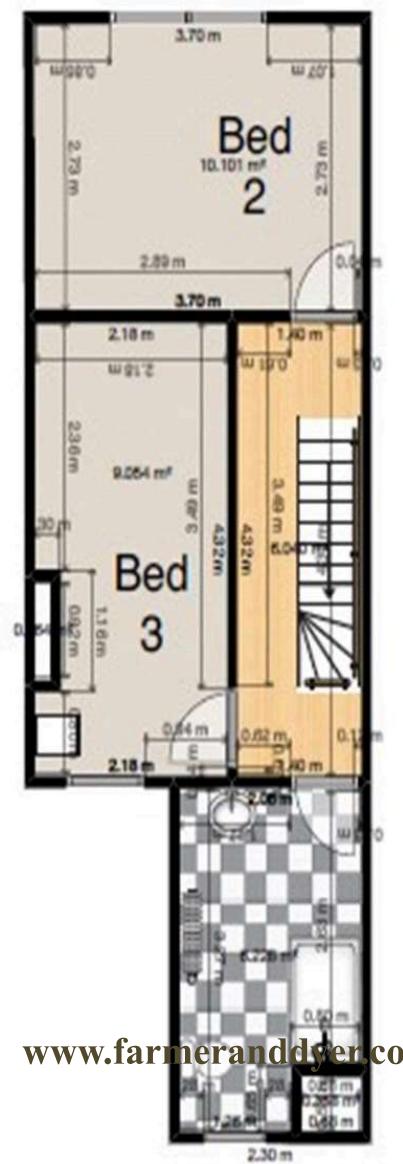
Energy Rating C

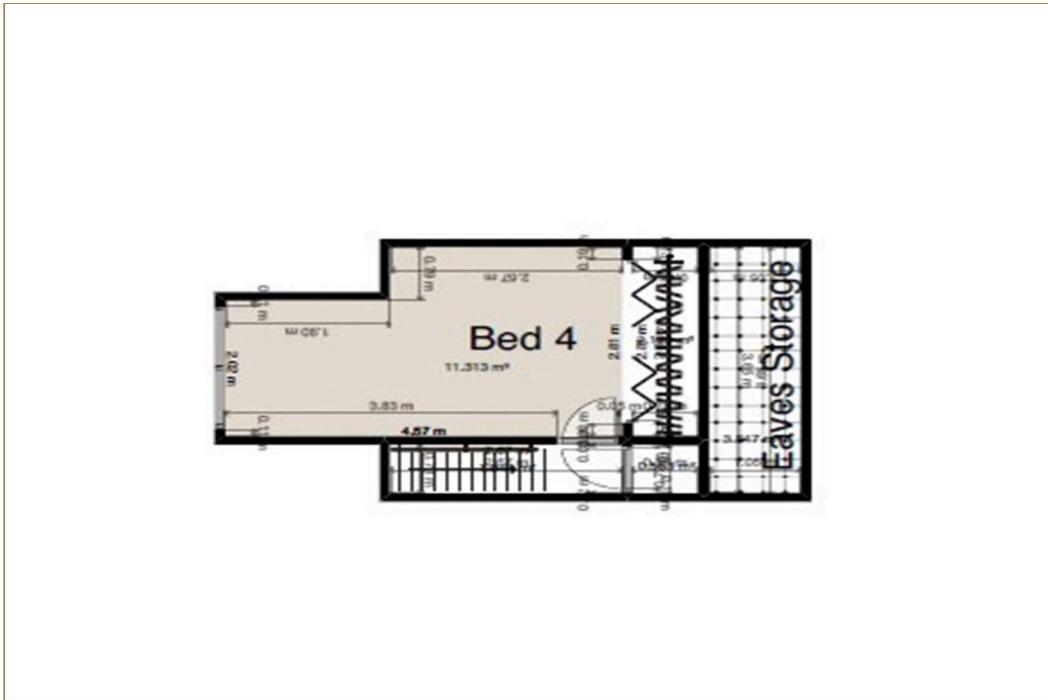
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8730-6729-6650-5845-1292>

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

