

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM  
READING, RG4 8EA**

**£348,000**

A two bedroom Victorian bay front terrace home situated approx. 15 minute walk to Reading mainline station & a 10 minute walk to Caversham centre and River Thames pathway. Includes living room, dining room, 13ft fitted kitchen, bathroom along with a 70ft rear garden. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

### **ENTRANCE LOBBY**

Door to:

### **LIVING ROOM**

Front aspect bay window, radiator, stairs to first floor, doorway to:

### **DINING ROOM**

Large rear aspect window, feature fireplace, radiator, under stairs storage cupboard including fuse box and gas meter, door to:



### **KITCHEN**

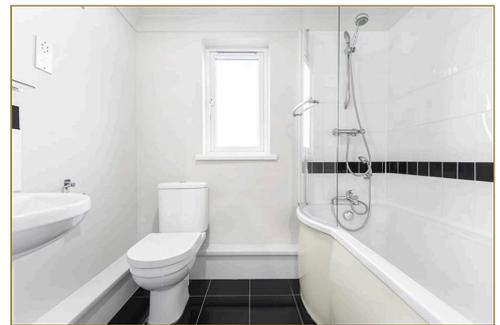
Fitted to comprise: worktops with a range of cupboards and drawers, fitted 5 ring Bosch gas hob with Bosch double oven below and stainless steel extractor hood over, integrated fridge freezer integrated washing machine and tumble dryer, radiator, cupboard housing gas boiler, door way to:

### **REAR LOBBY**

Storage cupboard, radiator, door to outside, door to:

### **BATHROOM**

Three piece suite comprising: shower bath, w.c, pedestal wash hand basin, radiator, tiled floor, rear aspect window



### **STAIRCASE TO FIRST FLOOR**

Doors to both bedrooms

### **BEDROOM ONE**

Twin front aspect, feature cast iron fireplace, radiator, storage cupboard.



## **BEDROOM TWO**

Rear aspect, feature cast iron fireplace, storage cupboard



## **OUTSIDE**

To the front of the property is an open garden and to the rear is a garden, mainly lawned with fruit trees measuring approx. 70ft in length.



## **TENURE**

Freehold

## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,550

## **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 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

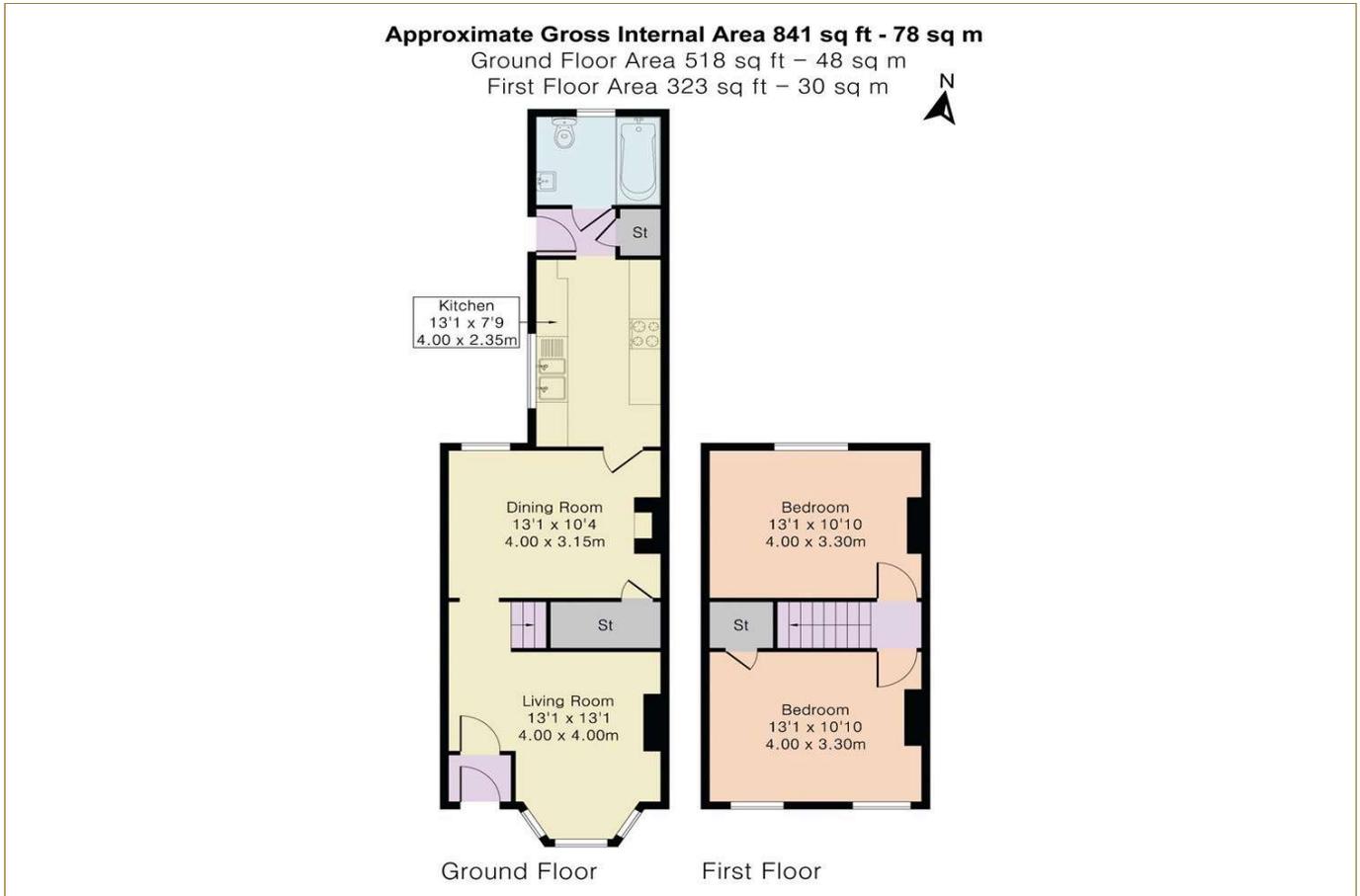
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

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/7232-1622-1209-0609-2292>

### 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

