

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**QUEENS ROAD, CAVERSHAM  
READING, RG4 8DN**

**£375,000**

A lovely Victorian end terrace offering two bedrooms and separate ground floor home office/bedroom three. Well positioned only a 10 minute walk to Reading station and Thameside parkland & Caversham centre. Internally includes two reception rooms, separate upstairs bathroom, well presented with easy maintained garden. No onward chain.

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

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**ENTRANCE****ENTRANCE HALL**

Understairs storage cupboard

**LIVING ROOM**

Front aspect bay window,  
radiator

**DINING ROOM**

Rear aspect, feature cast iron fireplace, radiator, through to:

**KITCHEN**

Well fitted to comprise:  
worktops with sink unit,  
range of cupboards and  
drawers, fitted gas hob  
with extractor hood over  
and electric oven, wall  
mounted gas boiler, side  
aspect and side door to  
outside, spotlights,  
through to:

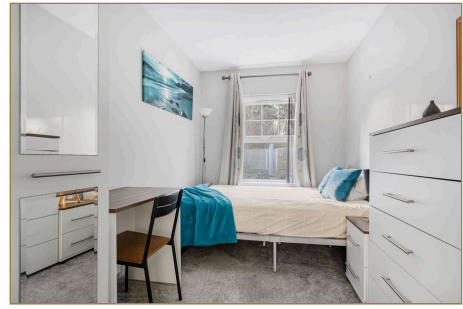
**UTILITY LOBBY**

ideal space for washing machine/tumble dryer/fridge freezer, door to:



**HOME OFFICE/BEDROOM THREE**

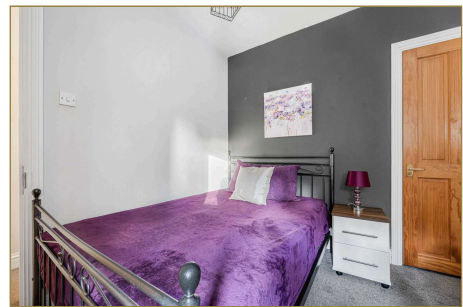
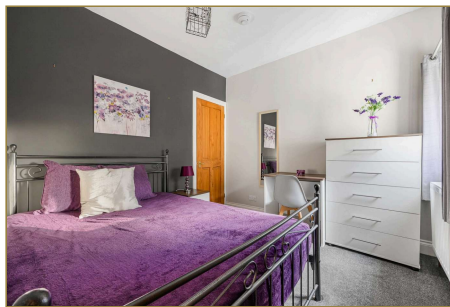
Excellent bonus room ideal as a spare bedroom or home office/playroom etc. Rear aspect and radiator

**STAIRCASE FROM DINING ROOM TO FIRST FLOOR LANDING****BEDROOM ONE**

Front aspect, radiator

**BEDROOM TWO**

Rear aspect, radiator

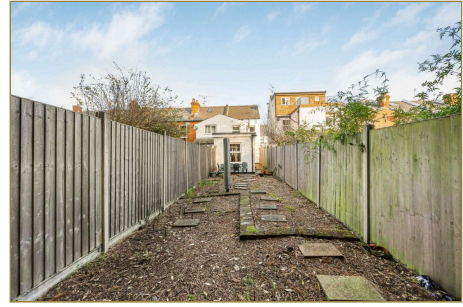
**BATHROOM  
(SHOWER ROOM)**

Excellent sized room comprising: double width walk in shower cubicle, fitted wash hand basin with cupboards, fitted mirror, radiator, rear aspect window.



**REAR GARDEN**

Neat south facing garden, easily maintained, enclosed by fencing with useful rear access gate.

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn left into Gosbrook Road, at the traffic lights turn right into George Street, left into Kings Road, right into Coldicutt Street and right it Queens Road

**TENURE**

Freehold

**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

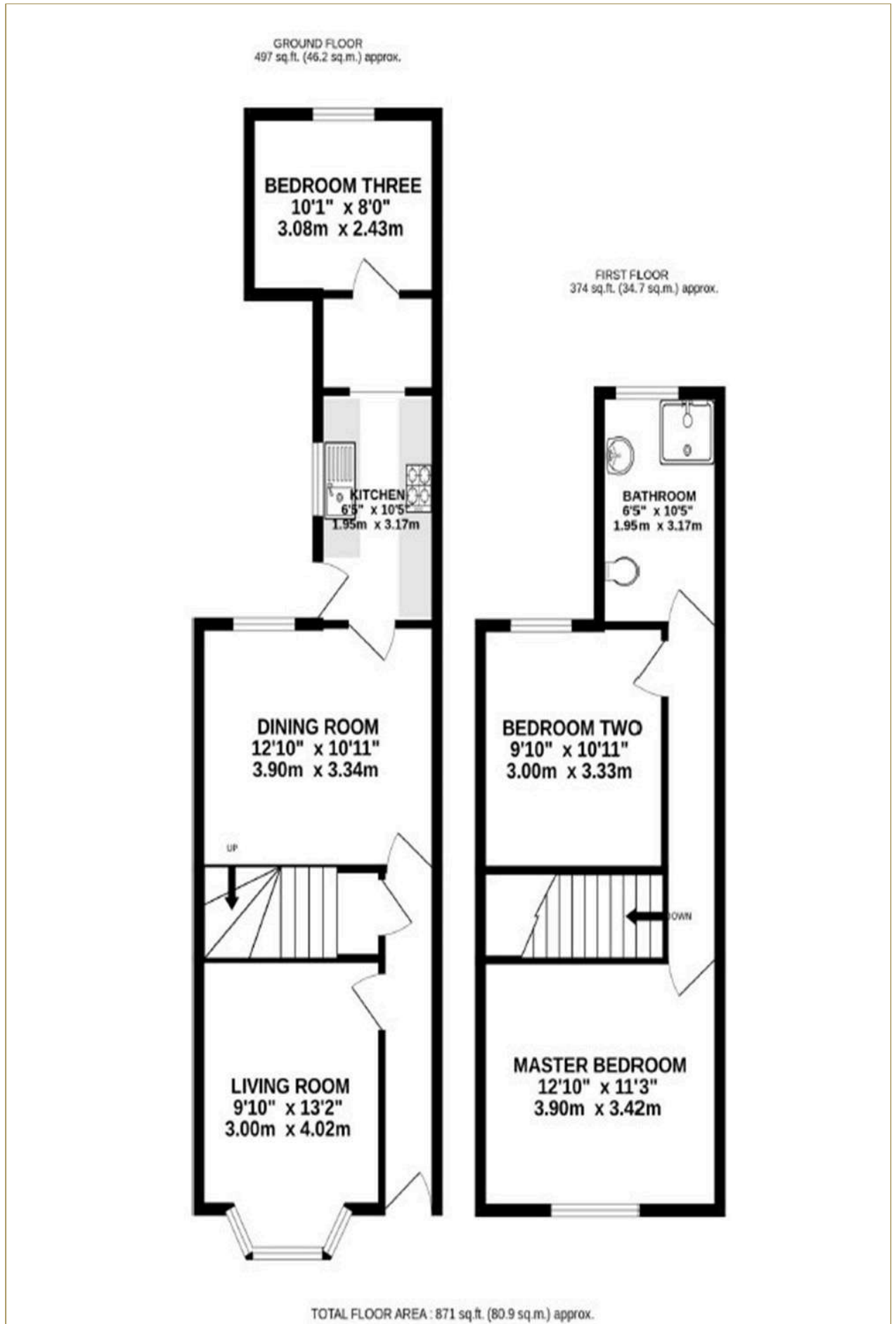
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0919-0900-3219-0942-0230>

**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

