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66 OAKLEY ROAD, CAVERSHAM, READING, BERKSHIRE, RG4 7RN



- **Period Property**
- **Caversham Primary Catchment**
- **Two Bathrooms**
- **Generous Mature Garden**
- **Lots of Potential STRPP**
- **EPC Rating D**

Asking Price £650,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com



PROPERTY DESCRIPTION

A four bedroom character home situated in Caversham Heights providing excellent access to Caversham centre and within the catchment area for Caversham Primary School and Highdown Secondary School and Sixth Form. The property is set over 3 floors and has a generous mature rear garden. EPC D.

LOCAL INFORMATION

Caversham lies on the north bank of the River Thames and spreads to the foothills of the Chilterns, in the Royal county of Berkshire, on the opposite bank from the bustling and highly commercial town of Reading and the mainline train station (25 minutes to London Paddington). It is easily accessible by the Caversham Bridge, Reading Bridge and Caversham Lock with Sonning Bridge a few miles east. The centre of Caversham features a comprehensive shopping area complemented by many good bars, pubs and restaurants and a short trip across the river Thames to Reading town centre. There are a range of good private and state schools for both primary and secondary education.

ACCOMMODATION

Entrance hall, re-fitted kitchen, open plan sitting/dining room and conservatory. On the first floor there are three bedrooms and a family bathroom. On the top floor there is a main bedroom with dual aspect windows, shower room and eaves storage.

OUTSIDE SPACE

Ample driveway parking and side pedestrian access. To the rear of the property there is a generous mature garden with a store.



LOCAL AUTHORITY and SERVICES

Mains gas, electric and water.
Reading Borough Council.
Council Tax Band D.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

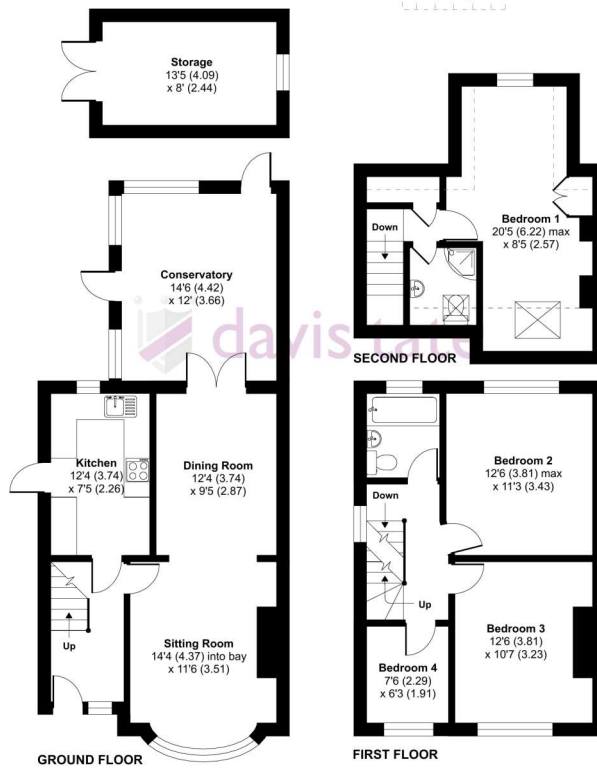
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1299 sq ft / 120.7 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1467 sq ft / 136.3 sq m
 For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Davis Tate. REF: 1009037