



Cardinal Close Caversham, Reading, Berkshire RG4 8BZ

£2,500 PCM

NEA LETTINGS: A superb three storey, four bedroom townhouse set in beautiful communal gardens backing onto the River Thames. The property is just a short walk from both Caversham and Reading centres, including the mainline train station. The accommodation offers an entrance hall, downstairs cloakroom, large living/dining room with patio doors leading to an enclosed private south facing low maintenance patio, kitchen, 2 family bathrooms, three double bedrooms and one single. This property benefits from a garage and permit parking via Reading Borough Council residents permit scheme. Offered furnished or unfurnished. EPC Rating D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- Townhouse
- Garage and permit parking
- River Thames view
- Council Tax Band E
- Caversham, riverside location
- 4 bedrooms, 2 bathrooms
- Enclosed patio garden
- EPC Rating D
- Available 31st August

Entrance

Wood effect flooring with under stairs storage and doors to the downstairs WC, kitchen and living room

Kitchen

7'6" x 15'6" (2.30 x 4.73)



Tiled floor kitchen with ample worktop and storage space and a service hatch into the living room. Appliances include a large fridge/freezer, electric cooker with extractor fan, dishwasher and washing machine.

WC

On the ground floor with vinyl flooring, wash hand basin set to vanity unit and a WC.

Living Room

13'9" x 23'5" (4.20 x 7.14)



A large living room, with wood effect flooring. Plenty of space for dining table and separate sitting area. Sliding doors open onto the patio. Furniture includes a dining table with four chairs, corner sofa, coffee table, side table and side board.

Garden



An enclosed south facing courtyard style garden with plant borders and stunning views over Christchurch Meadows and the River Thames. The patio is easy to maintain and there is back access, ideal for bikes.

Bedroom One

13'9" x 14'3" (4.20 x 4.35)



On the first floor is a large double carpeted bedroom at the rear of the property with views of the river, and built in wardrobes. Furniture include a double bed and mattress and bedside table.

Bathroom - First Floor

7'3" x 6'5" (2.22 x 1.97)



With vinyl flooring, a heated towel rail, three-piece white suite that includes a bath with shower over, WC and pedestal wash hand basin.

Bedroom Four

7'3" x 9'7" (2.22 x 2.94)



A single carpeted bedroom at the front of the property, with built in wardrobes.

Bedroom Two

13'9" x 8'6" (4.20 x 2.60)



Carpeted double bedroom on the second floor at the rear of the property with views of the River Thames and a built in wardrobe. Furniture includes a double bed with mattress and bedside table.

Bathroom - Second Floor

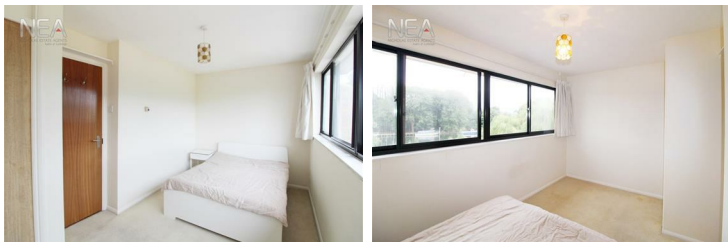
7'3" x 6'5" (2.22 x 1.97)



Tiled bathroom with with a heated towel rail, three-piece white suite that includes a bath with shower over, WC and pedestal wash hand basin.

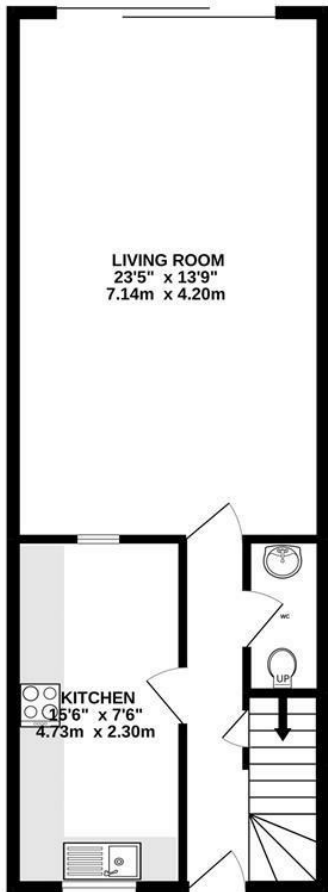
Bedroom Three

11'10" x 9'7" (3.63 x 2.94)

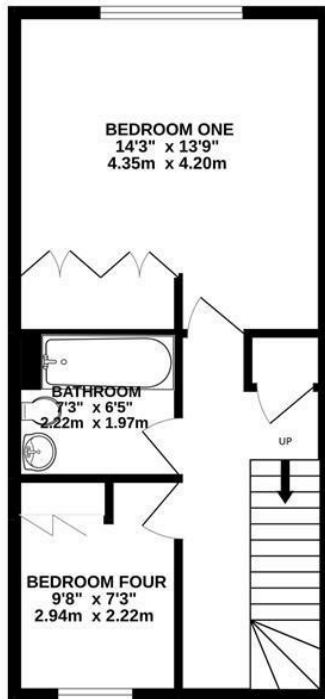


Carpeted double bedroom on the second floor at the front of the property with a built in wardrobe. Furniture includes a double bed with mattress and bedside table.

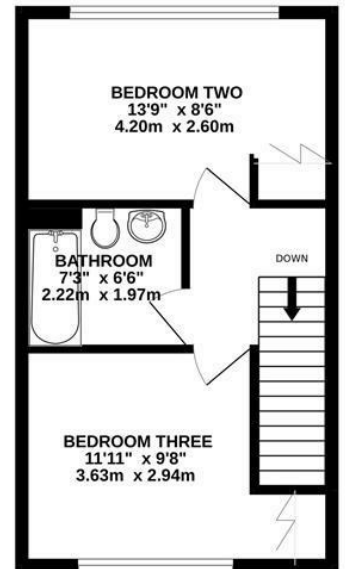
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

