



**Cardinal Close
Caversham, Reading, Berkshire RG4 8BZ**

£2,500 Per Calendar Month

NEA LETTINGS: A superb four double bedroom, riverside townhouse set over three floors, within a short distance of both Caversham and Reading centres, including the mainline train station. The house benefits from peaceful river views over the River Thames and has accommodation comprising of 23ft lounge/dining room, 15ft kitchen, cloakroom, four bedrooms, two bathrooms, off road parking, garage and rear garden with sunny aspect and spectacular views. EPC Rating C.

DISCLAIMER : These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- Townhouse
- Unfurnished or Furnished, landlord is flexible
- Single garage, plus residents permit parking
- EPC Rating C
- Caversham
- Four Bedrooms
- Enclosed rear garden with views over River Thames
- Council Tax Band E
- Available 23rd September

Entrance Hall

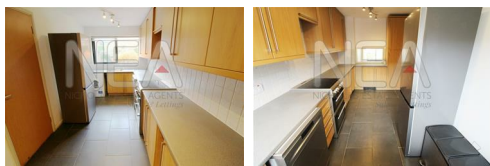
Doors to cloakroom, kitchen and lounge/dining room. Staircase to the first floor.

Cloakroom

A white suite comprising a low level WC and wall mounted wash basin with mixer tap and tiled splash back. Tiled flooring and an extractor.

Kitchen

15'6" x 7'5" (4.72 x 2.26)



Front aspect window. A refitted kitchen comprising a range of eye and base level units with roll edge worktops and part tiled walls. A stainless steel sink unit with a mixer tap and single drainer, a washing machine and a dishwasher along with further appliances including a dryer, oven and American side-by-side fridge. Tiled flooring and a large serving hatch to the lounge/dining room.

Lounge/Dining Room

23'5" x 14'0" (7.14 x 4.27)



Rear aspect full length windows with matching sliding doors opening to the rear garden with South facing views over the River Thames beyond. Wooden floors.

First Floor

Doors to bedrooms one, two and bathroom, an airing cupboard with the hot water tank and slatted shelving above.

Bedroom One

13'10" max x 13'3" max (4.22 max x 4.04 max)



Rear aspect windows with spectacular views over playing fields and the River Thames. A built-in wardrobe.

Bedroom Two

11'7" x 8'8" (3.53 x 2.64)



Front aspect window and a built-in wardrobe.

Bathroom One

A white suite comprising a panel enclosed bath with mixer tap, shower attachment and a glass screen, low level WC, pedestal wash basin with a mixer tap, part tiled walls, tiled flooring, extractor, a wall mounted light and shaver socket, heated towel rail.

Second Floor

A staircase leads to the second floor landing with doors to bedrooms three, four and bathroom two.

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Bedroom Three

13'9" x 9'7" (4.19 x 2.92)



Rear aspect windows with spectacular views over playing fields and the River Thames. A built-in wardrobe.

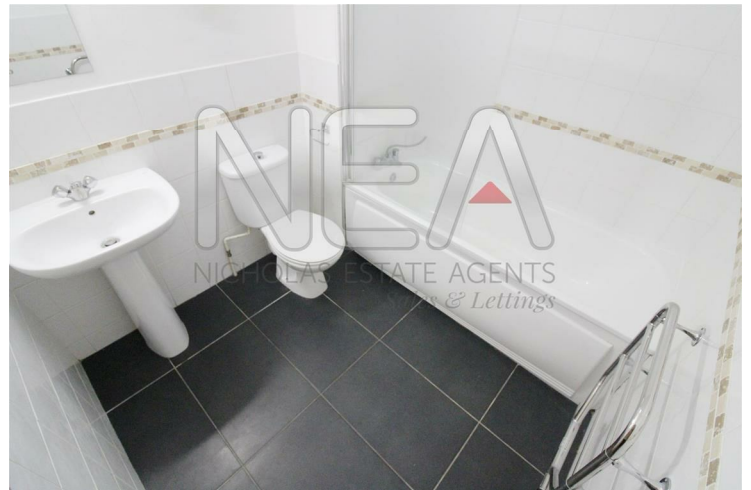
Bedroom Four

11'10" max x 6'8" (3.61 max x 2.03)



Front aspect window and a built-in wardrobe.

Bathroom Two



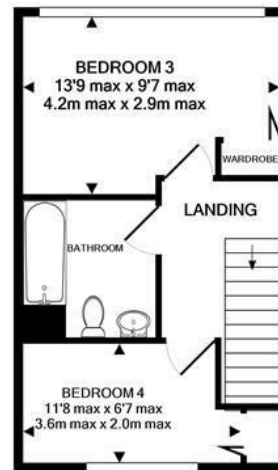
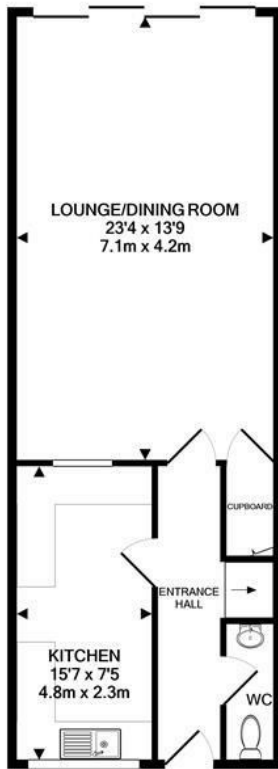
A white suite comprising a panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash basin with a mixer tap, part tiled walls, tiled flooring, extractor, a wall mounted light and shaver socket, heated towel rail.

Outside

The house is approached via a traffic free walkway with an outside storage cupboard by the front door and open plan lawn. The rear garden is south facing and benefits from outstanding views of the River Thames. The garden has been decked with low level fencing and a wooden gate opening directly onto playing fields and the river. Storage shed.

Garage

Situated in a nearby block and accessed via an up and over door with off road parking for one car in front of the garage.



TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
		83
	69	
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		
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