



**Coldicutt Street
Caversham, Reading, Berkshire RG4 8DU**

£1,600 PCM

NEA LETTINGS: Situated on one of central Caversham's most popular roads is this well presented mid terraced bay fronted period house. The property boasts two reception rooms and a modern kitchen on the ground floor. Upstairs there are two double bedrooms and a large stylish bathroom. Externally there is a large garden with shed and off road parking for one car. Coldicutt Street is ideally located for access to Reading mainline station and the local amenities of central Caversham. EPC Rating TBC.

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.

Coldicutt Street, Reading, Berkshire RG4 8DU

- Mid Terrace House
- Two double bedrooms
- Modern kitchen & bathroom
- Off road parking to rear
- Council Tax Band C
- Caversham
- Two living rooms
- Pets considered
- EPC Rating D
- Available 2nd February

Lobby

Closed porch with space for coats, shoes and umbrellas, door to living room

Living Room

15'1" x 12'1" (4.6 x 3.7)



The living room has a bay front window with white shuttered blinds, Karndean floor. Staircase splits the living and dining room, arch under stairs to dining room.

Dining Room

12'1" x 10'5" (3.7 x 3.2)



Karndean floors continue into the dining room, which has a window overlooking the rear garden. Large arch in chimney breast where fireplace has been in the past. Open arch to kitchen.

Kitchen

12'5" x 7'10" (3.8 x 2.4)



Karndean floors continue into the modern kitchen, with French doors at rear, leading to patio and side door access. Appliances include a fridge/freezer, microwave, electric oven, 4 ring induction hob and extractor. There is a plus plenty of space for storage and workspace, stainless steel sink under the window.

Bedroom One

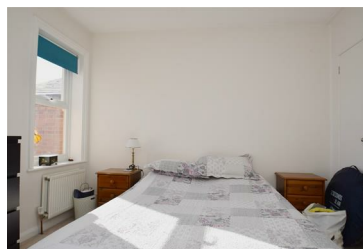
12'1" x 10'5" (3.7 x 3.2)



The carpeted master bedroom has a window to front overlooking the quiet street.

Bedroom Two

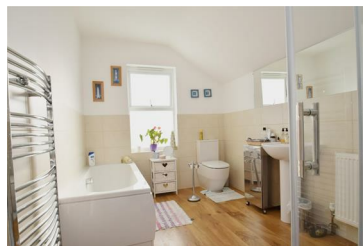
10'5" x 8'2" (3.2 x 2.5)



The carpeted second bedroom has a window to rear overlooking the rear garden.

Bathroom

12'5" x 7'10" (3.8 x 2.4)

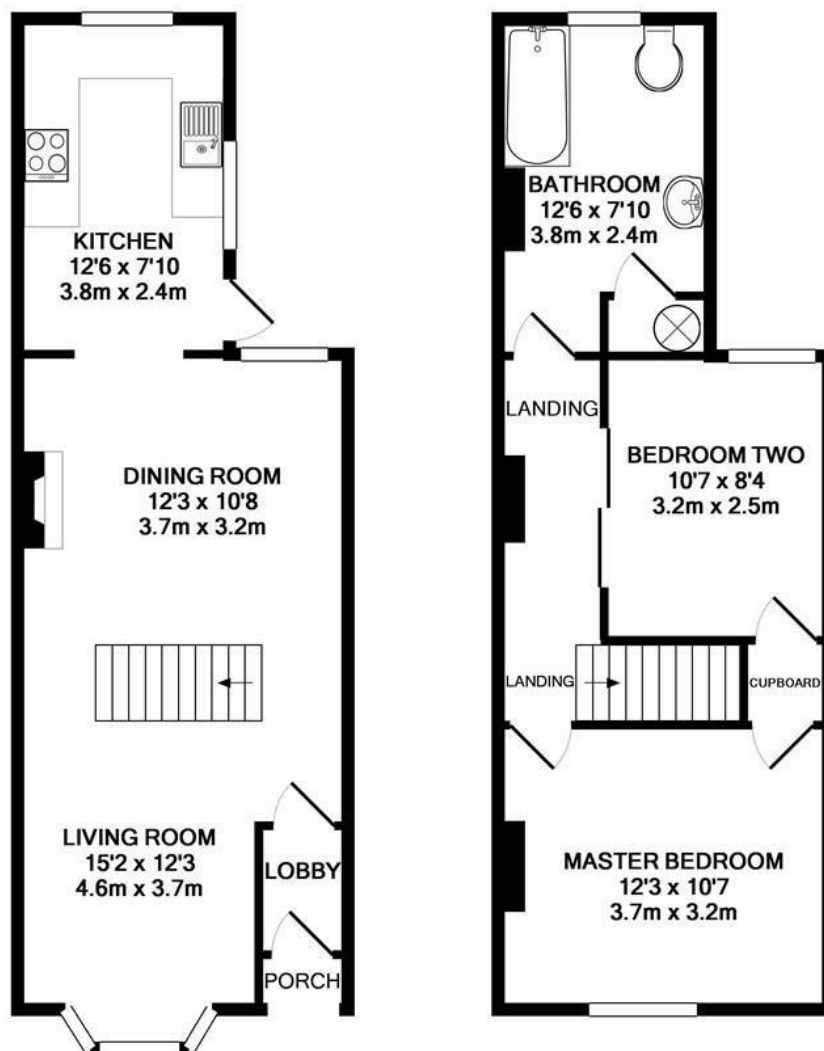


The large bathroom has Karndean flooring and a white 4 piece suite of cubicle shower, WC, sink and bath. Storage cupboard, radiator and heated towel rail.

Garden



Patio immediately outside rear of house providing privacy, then long garden, mainly laid to lawn, shed at very rear. Parking space accessed via Mill Road with back access to garden.




GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 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	60	88
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	65	93
(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		