



**Patrick Road
Caversham, Reading, Berkshire RG4 8DD**

£1,750 PCM

NEA LETTINGS: A superb part-furnished two double bedroom modern town house, ideally located in the heart of Caversham, just a short walk from a fantastic range of local amenities, restaurants and Reading town centre, including the mainline railway station. The property offers well-presented and spacious accommodation throughout, comprising an entrance hall, modern kitchen and a bright and welcoming living room. Upstairs are two generous double bedrooms, both with freestanding wardrobes, and a modern family bathroom. To the rear is a lovely enclosed garden, providing an excellent private outdoor space, with the added benefit of a garden shed offering useful storage. An excellent home in a highly convenient central Caversham location. 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.

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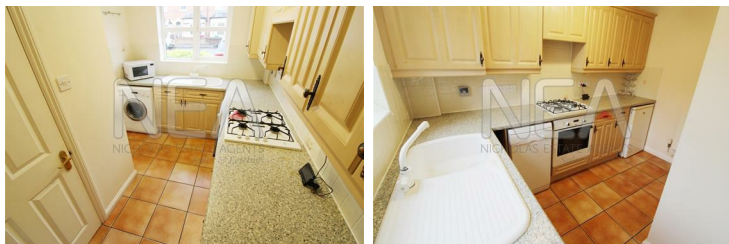
- NEA Lettings
- Modern Terrace
- Part Furnished
- Driveway Parking
- EPC Rating D
- Central Caversham
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band C
- Available 28th October

Entrance Hall

Carpeted entrance hall with doors leading to the kitchen and living/dining room, with stairs rising to the first floor.

Kitchen

10'4" x 7'7" (3.17 x 2.33)



Front aspect window with sink below, tiled flooring and a good range of storage cupboards and worktop space. Appliances include an electric oven with four-ring gas hob, washing machine, dishwasher and fridge with ice box.

Living/Dining Room



Carpeted living/dining room with glazed door providing direct access to the rear garden. The room is furnished with a wooden side unit with storage. A door provides access to a useful understairs storage cupboard.

Bedroom One



Large carpeted double bedroom with windows overlooking the front of the property. Door to storage cupboard. Furniture includes a large freestanding wardrobe.

Bedroom Two



Large carpeted double bedroom with front aspect windows providing plenty of natural light. The room benefits from a useful storage cupboard and is furnished with a large freestanding wardrobe.

Bathroom



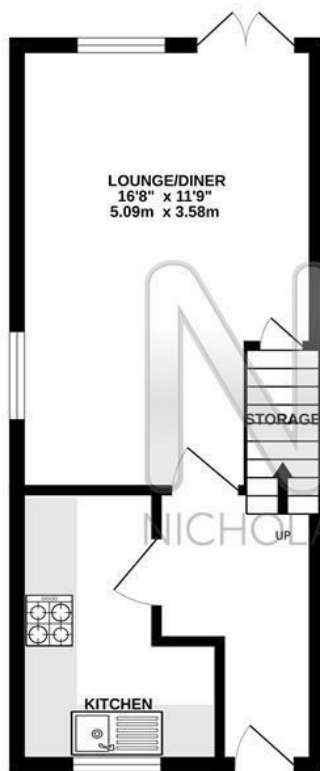
Tiled bathroom comprising a three-piece suite with bath and shower over, WC and wash basin.

Garden



Enclosed rear garden with a patio area providing access to the garden shed, offering useful additional storage.

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq ft. (56.9 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	64	88
(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		
		

