



**Lomond Avenue  
Caversham, Reading, RG4 6PL**

**£1,850 PCM**

**NEA LETTINGS:** This well presented unfurnished three bedroom semi detached property is located in Caversham Park Village, close to the local beauty spot of Clayfield Copse within walking distance of local shopping precinct. The property benefits from three double bedrooms, large reception room, kitchen and bathroom. To the front is a garden and driveway providing off road parking and access to garage. The property also enjoys an enclosed rear garden with a south westerly aspect and a shed which has full electrics and could be used as an office, gym or playroom. EPC RATING D.

**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.



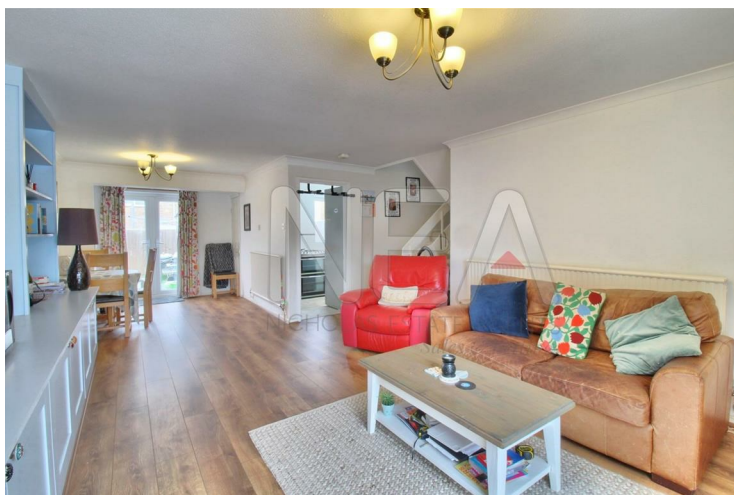
## Lomond Avenue, Reading, RG4 6PL

- NEA Lettings
- Semi-detached house
- Unfurnished
- Driveway parking plus single garage
- EPC Rating D
- Caversham Park Village
- Three bedrooms
- Enclosed rear garden
- Council tax band D
- Available 25th February

### Entrance Hall

The front door opens into small entrance hall with door to living room.

### Living/dining room



Large dual aspect living/dining room with wooden wood effect floors. Built-in storage cabinets in living area and a storage cupboard at rear. Sliding door to front garden and French doors onto the rear garden, door to kitchen and open staircase.

### Kitchen



Kitchen has large window overlooking rear garden with sink and drainer underneath plenty of workspace and storage appliances include dishwasher, washing machine, oven with four ring hob and freestanding fridge freezer.

### Landing

Carpeted landing doors to all rooms, large storage cupboard housing boiler.

### Bedroom One



A large double bedroom with wood effect floor, large window to front overlooking quiet cul-de-sac. Large double built-in wardrobe.

### Bedroom Two



A double carpeted bedroom window to front overlooking quiet cul-de-sac.

### Bedroom Three



A double carpeted bedroom, window to rear, built-in wardrobe.

### Bathroom



Tiled bathroom, with frosted window to rear of property. Bath with shower over, WC, heated towel rail, sink set in storage unit and mirrored cabinet above.

### Garden

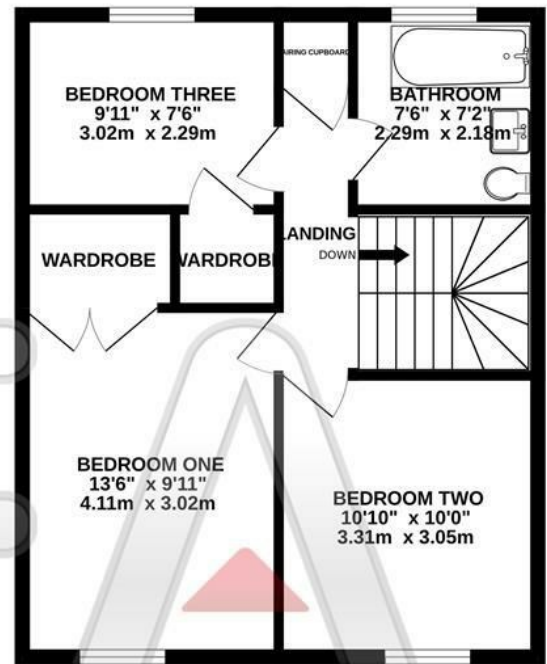
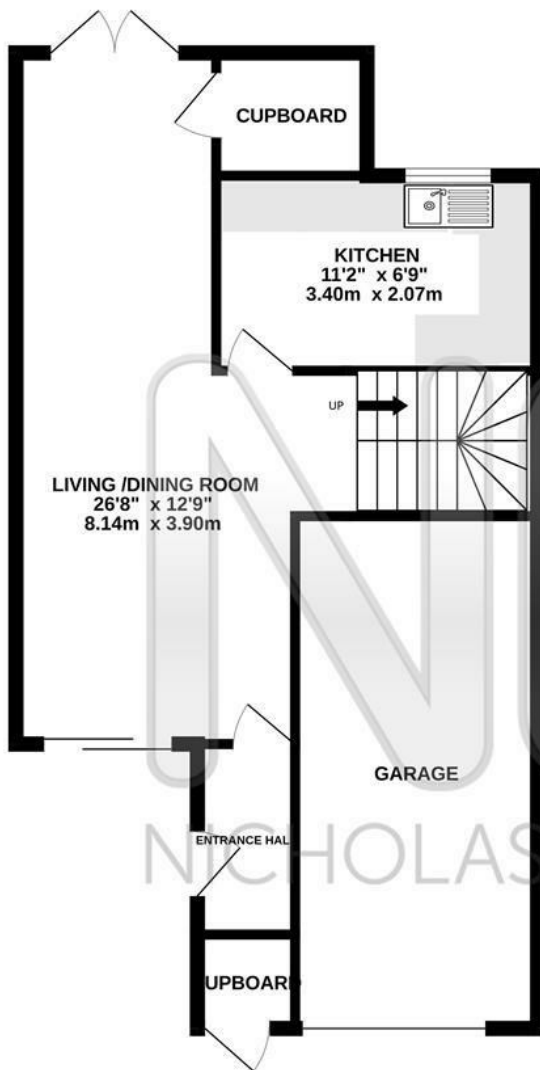


To the front is a lawned area, driveway for one car and a single garage. The rear garden, which benefits from side access, is enclosed with large shed. The shed has lighting, heating, flooring and electrical points so could be used as a home office, gym or a playroom etc.



GROUND FLOOR

1ST FLOOR



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) <b>A</b>                                              |         | 83        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 63      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
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