NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040

Evesham Road
Emmer Green, Reading, Berkshire RG4 8RL

£1,750 PCM

NEA LETTINGS: An extremely attractive and modern three-bedroom modern end-terrace house, set within a small, private and quiet development in the heart of Emmer Green. Offered unfurnished and presented in good order throughout, the accommodation comprises a spacious entrance hall, downstairs cloakroom, and a large living room opening into a fully fitted kitchen. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking for two cars, and a shared front area. Ideally located within the catchment for Emmer Green Primary School and within easy walking distance of local shops, bus routes, and a nearby play park. 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.

Evesham Road, Reading, Berkshire RG4 8RL

- NEA Lettings
- End-terrace modern house
- Unfurnished
- Off road parking for two cars
- Council Tax Band D
- Emmer Green
- Three Bedrooms
- Enclosed rear garden
- EPC Rating C
- Available immediately

Entrance Hall
Wide entrance hall, wood effect flooring, space for shoes and coats

Kitchen
10'2" x 9'10" (3.1 x 3)

Modern and fresh kitchen with dual aspect windows, vinyl floor and stainless steel sink under window. Appliances include electric oven and 4 ring hob with extractor, large fridge freezer, dishwasher and washing machine.

Living Room
19'8" x 15'8" (6 x 4.8)

Dual aspect living room lovely and light. Door from entrance hall, open to kitchen, French doors leading to the garden, and a staircase.

Cloakroom

Vinyl floor, WC, Sink with storage

Landing
Carpeted, storage cupboard housing the boiler

Bedroom One
16'8" x 10'5" (5.1 x 3.2)

Carpeted dual aspect window, double bedroom at front of house, with built in wardrobe.

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Bedroom Two
10'2" x 9'10" (3.1 x 3)

Carpeted dual aspect bedroom at rear of house.

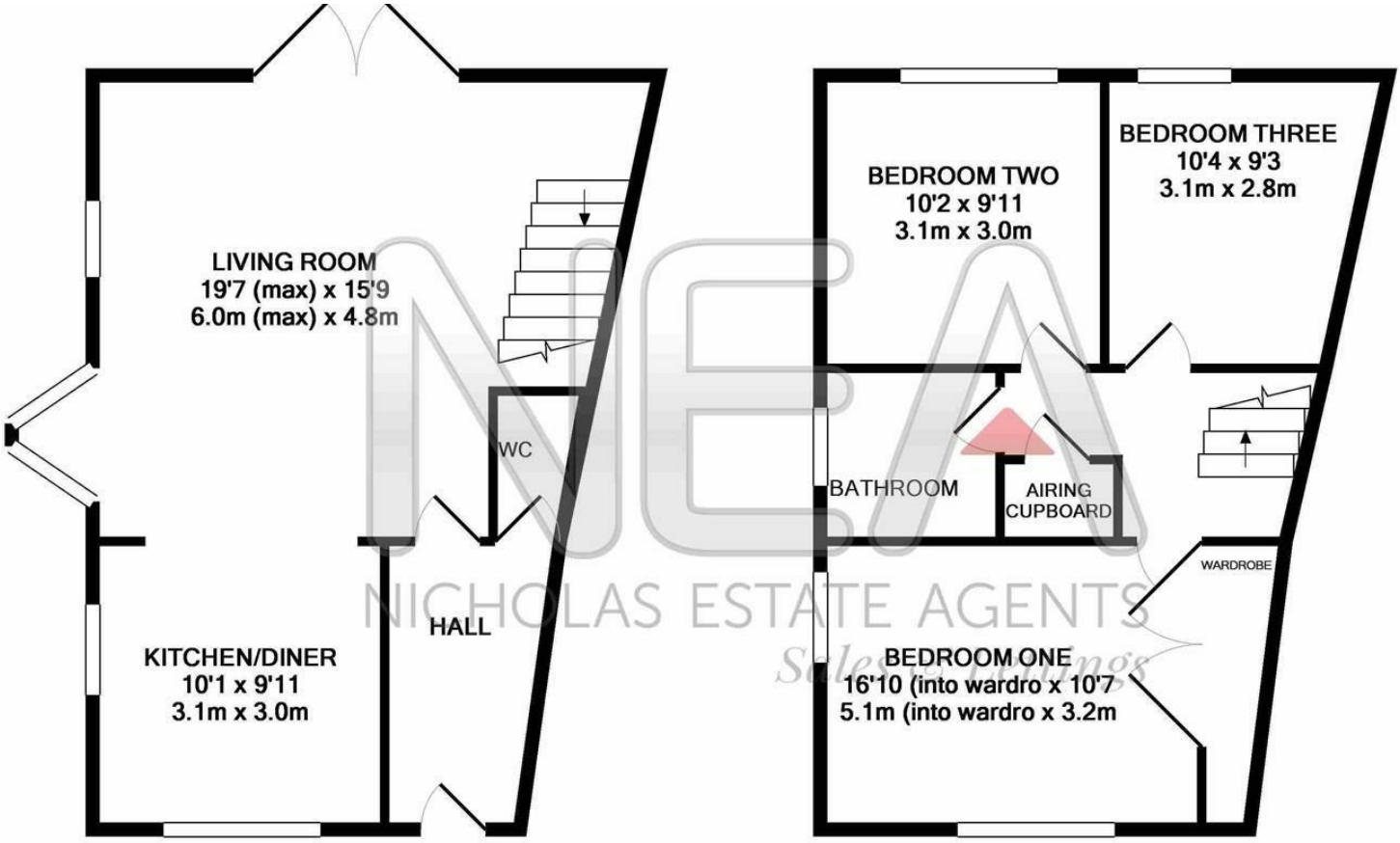
Bedroom Three
10'2" x 9'2" (3.1 x 2.8)

Carpeted bedroom at rear of house.

Bathroom

White three-piece suite comprising a bath with shower over, WC, and pedestal sink. Includes a heated towel rail and frosted windows.

Garden
Enclosed rear garden gated access to parking, gate to front. Decking immediately outside the house and rest laid to lawn, plus shed.



NEA
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GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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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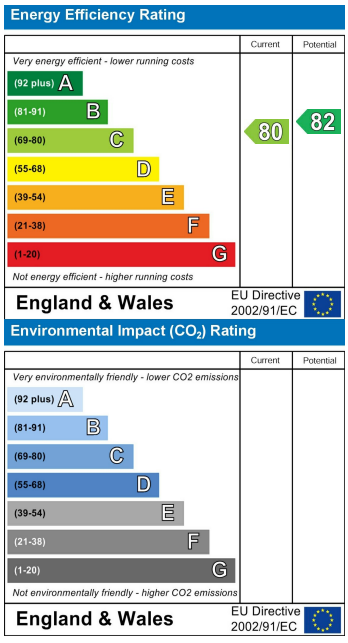

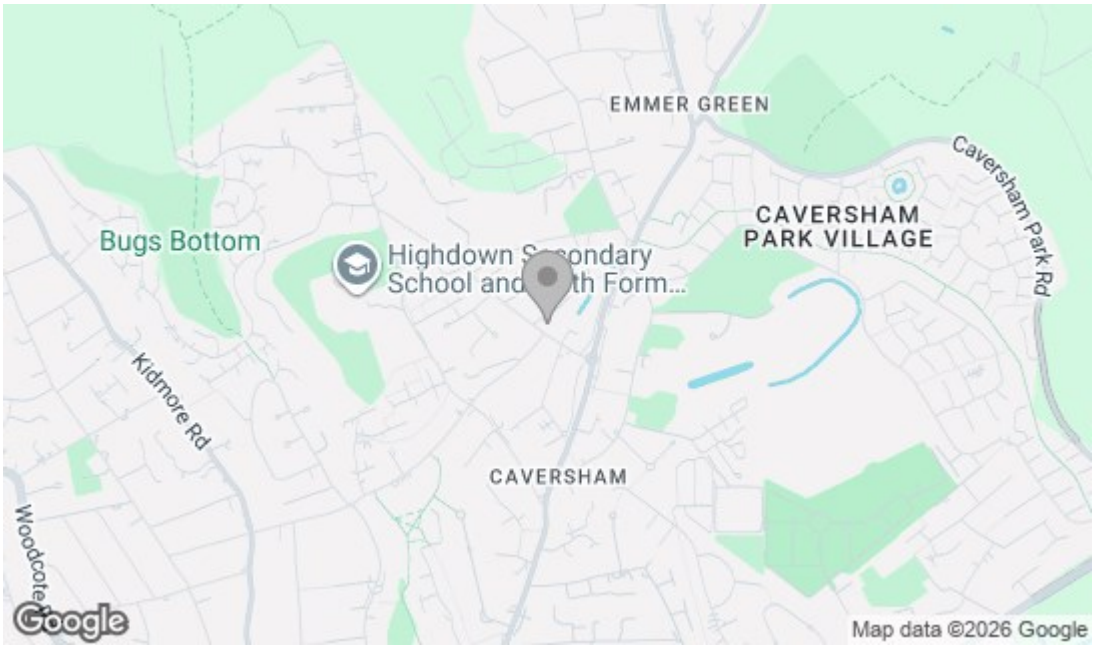

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