



Priest Hill
Caversham, Reading, Berkshire RG4 7RZ

£2,300 Per Calendar Month

NEA LETTINGS: Situated in the heart of Central Caversham, within walking distance of Reading railway station, this attractive Victorian semi-detached home offers three double bedrooms and spacious accommodation throughout. The property comprises a generous living room, an open-plan kitchen/dining room with a working fireplace, a downstairs shower room and an upstairs bathroom. To the rear is an enclosed garden with patio and lawn areas, ideal for outdoor dining and relaxing. EPC RATING C.

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.

Priest Hill, Reading, Berkshire RG4 7RZ

- NEA Lettings
- Semi-detached house
- Unfurnished
- Driveway parking
- EPC rating C
- Central Caversham
- Three bedrooms
- Enclosed rear garden
- Council tax band G
- Available 4th November

Entrance Hall

A spacious and welcoming entrance hall leading to the living room, downstairs shower room, and open plan kitchen/dining area.

Living Room

14'9" x 13'4" (4.50 x 4.07)



A light and airy living room with wood flooring and large bay window to the front of the property.

Kitchen



A newly refurbished, fully equipped, modern kitchen with eye level storage cupboards and plenty of workspace. Appliances include integrated fridge/freezer, dishwasher, washing machine, dual oven, induction hob with extractor.

Dining Area

Open plan kitchen/dining area with working fireplace. Large bay windows overlooking rear garden and door leading garden.

Shower Room

9'10" x 6'2" (3.00 x 1.88)

A modern downstairs shower room with WC, hand wash basin and heated towel rail. There is a large storage cupboard and an additional cupboard housing the boiler. Frosted window to side of property.

Bathroom

9'0" x 5'10" (2.75 x 1.80)



Upstairs bathroom comprising of bath with shower overhead, hand wash basin and WC.

Bedroom One

13'9" x 13'4" (4.20 x 4.07)



Spacious double bedroom with wood flooring and windows to front of property.

Bedroom Two

11'4" x 9'10" (3.47 x 3.00)



Dual aspect double carpeted bedroom with windows to side and back of property.

Bedroom Three

13'4" x 12'8" (4.07 x 3.87)



Carpeted double bedroom with built in wardrobe and windows looking onto the rear garden.

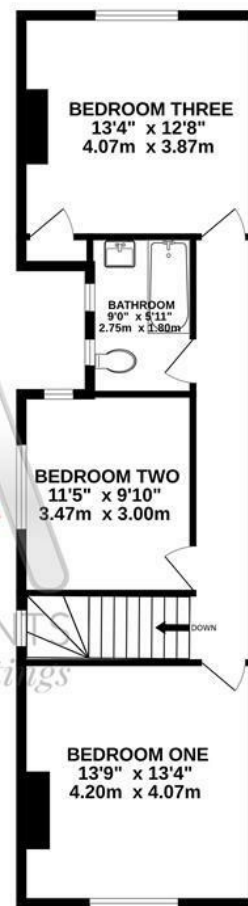
Garden



A good sized enclosed rear garden with both patio and rest laid to lawn.

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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		
(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		

