



**Clonmel Close
Caversham, Reading, Berkshire RG4 5BF**

£1,600 PCM

NEA LETTINGS: A well presented, modern three bedroom end of terrace house situated within a 20 minute walk of Reading Town Centre and the Mainline Station, it is also within walking distance to Caversham and the local shops and amenities. The property offers light and airy accommodation comprising two reception rooms, modern fitted kitchen, downstairs W.C. two double bedrooms plus a further single bedroom and family bathroom. Further benefits include an enclosed rear garden and two parking spaces. 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.

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- NEA Lettings
- End of Terrace
- Three Bedrooms
- Driveway Parking for Two Cars
- Council Tax Band D
- Caversham
- Unfurnished
- Enclosed Rear Garden
- EPC Rating C
- Available 1st April

Entrance Hall

A bright entrance hall, with wood laminate flooring providing access to downstairs W.C., lounge and staircase.

Downstairs W.C.

Comprising of white W.C. and corner wash hand basin, with window to front of property and vinyl flooring.

Lounge



A good sized, light and air lounge with window overlooking the front of the property and wood laminate flooring leading through to the dining room via double doors.

Dining Room



Opening via double doors, with laminate flooring and French door leading to enclosed rear garden. Access to understairs cupboard.

Kitchen



A fitted kitchen with ample wall and base units with roll top work surfaces with an inset sink and drainer. Four ring gas hob, oven with extractor, dishwasher, washer/dryer. With vinyl flooring and back door leading to enclosed rear garden.

Bedroom One



A double carpeted bedroom located at the rear of the property with window overlooking the garden, with a wardrobe.

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Bedroom Two



A carpeted double bedroom with window overlooking the front of the property. Furniture includes; double bed, bedside drawers, large wardrobe.

Bathroom



A bright bathroom located at the rear of the property with vinyl flooring and three piece white suite which includes bath with shower over, W.C. and wash hand basin set in vanity unit offering ample storage.

Bedroom Three

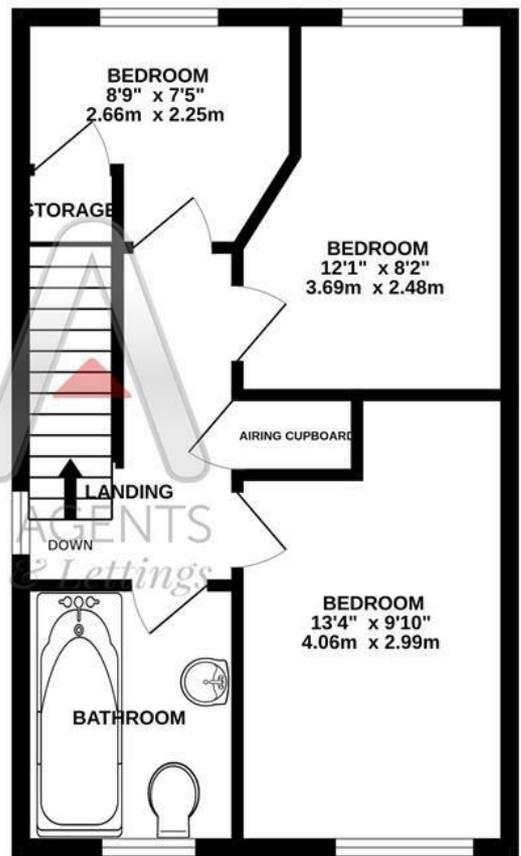
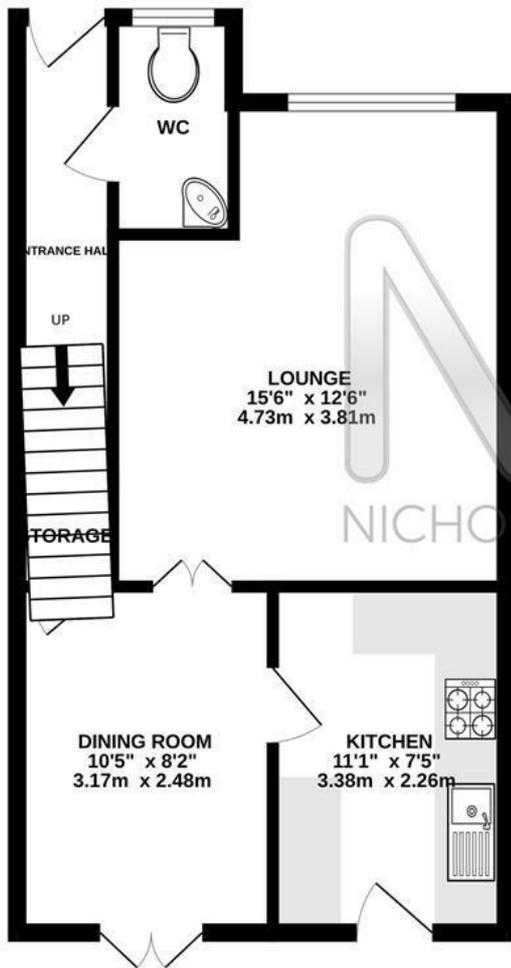


A good size single room located at the front of the property, with carpet and built-in wardrobe/storage cupboard.

Rear Garden



Accessed from either the dining room or kitchen, with patio area, gravel path to shed (with lawn mower), lawn area and further patio. Side access from the front of the property.



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>76</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

