



**Quantock Avenue  
Caversham Park Village, Reading, Berkshire RG4 6PY**

**£1,750 PCM**

NEA LETTINGS: Set within this popular area of Caversham Park Village is this well presented semi detached house with a garage conversion. The property boasts three double bedrooms, a good sized bathroom and two WC's on the first floor. On the ground floor there is a modern kitchen, bright living room with views to the garden and a further reception room or 4th bedroom. To the rear there is an easy to maintain garden and to the front there is a block paved driveway for several cars. 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.

- NEA Lettings
- Semi detached house
- Unfurnished
- Driveway parking
- EPC rating C
- Caversham Park Village
- Three / four double bedrooms
- Enclosed rear garden
- Council tax band C
- Available 4th March

### **Hallway**

A good sized hallway with storage cupboard, stairs to the first floor and doors to:

### **Kitchen**

7'7 x 6'6 (2.31m x 1.98m)

A modern kitchen with ample wall and base units and work surfaces, tiled floor and a window to the front. Appliances include oven, 4 ring gas hob with extractor, washing machine, fridge freezer plus an inset sink and drainer.

### **Dining room / 4th bedroom**

14'8 x 7'10 (4.47m x 2.39m)

A light and airy room with wood effect flooring and a window to the front.

### **Living room**

19'11 x 12'11 (6.07m x 3.94m)

A light and airy carpeted room with under stairs storage, window and sliding patio doors to the rear garden.

### **Landing**

Carpeted doors to all bedrooms and bathroom and WC.

### **Bedroom one**

13'0 x 9'9 (3.96m x 2.97m)

A double carpeted bedroom with a window overlooking the garden and fitted wardrobes.

### **Bedroom two**

10'0 x 9'11 (3.05m x 3.02m)

Offering views over the rear garden is this double carpeted bedroom.

### **Bedroom three**

10'5 x 9'7 (3.18m x 2.92m)

A light and airy double carpeted bedroom with a window to the front. Fitted wardrobes and cupboard housing the boiler.

### **WC**

Comprising of WC & sink with frosted window to the front.

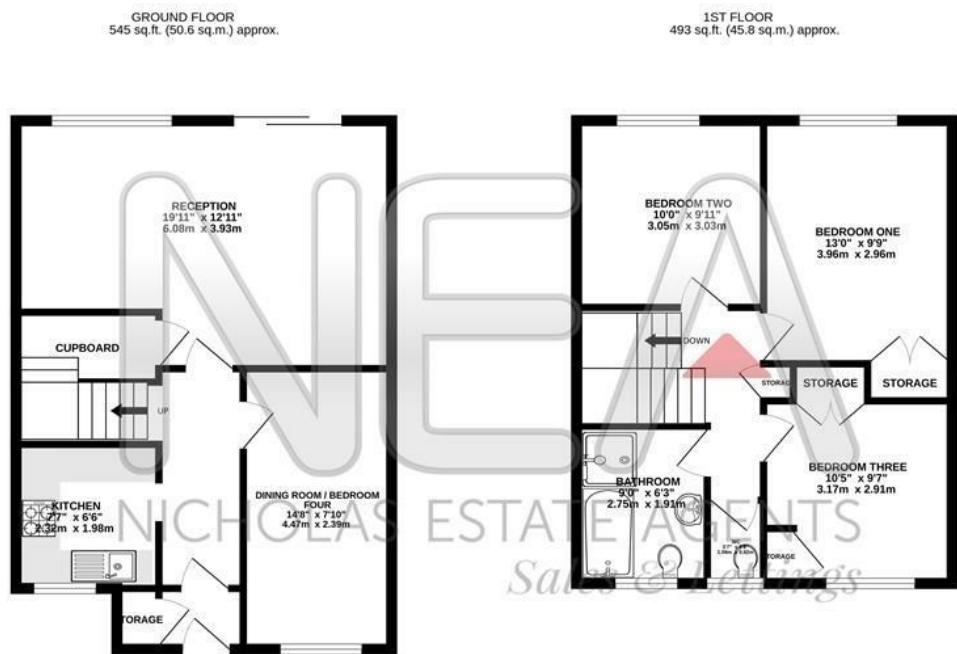
### **Bathroom**

9'0 x 6'3 (2.74m x 1.91m)

A good sized bathroom comprising of a bath, shower cubicle, WC and wash hand basin. Tiled walls and wood effect flooring. Window to the front.

### **Garden**

An easy to maintain garden that is laid to lawn with side access.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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 can be 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 and fixtures mentioned 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		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

