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









Carisbrooke Close
Caversham, Reading, RG4 6SB

£2,250 Per Calendar Month

NEA LETTINGS: A newly refurbished four-bedroom link-detached home in the popular Caversham Park Village, with four double bedrooms, a spacious living room and an enclosed rear garden. On the ground floor, the bright and generously sized living room offers plenty of space to relax and entertain. The kitchen is complemented by a utility area, and there is also a downstairs water closet. The garage provides useful additional storage. Upstairs, all four bedrooms are doubles, offering flexibility for family life, guests or working from home. A family bathroom serves the first floor. Outside, there are gardens to the front and rear. The enclosed rear garden offers space to sit outdoors and includes a shed for garden tools and equipment. Local shops are within easy reach, and nearby Clayfield Copse offers countryside walks. EPC RATING E.

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Carisbrooke Close, Reading, RG4 6SB

- NEA Lettings
- Link detached house
- Unfurnished
- Garage and driveway parking
- EPC Rating E
- Caversham Park Village
- Four bedrooms
- Front & enclosed rear garden
- Council tax band E
- Available immediately

Entrance Hall

The front door opens into an entrance hall with door to kitchen, rear garden and garage.

Kitchen/diner




A dual aspect kitchen/diner featuring attractive tile-effect flooring. This contemporary modern kitchen has worktops, complemented by plenty of storage cupboards, plus ample space for a dining table. Appliances include a fridge freezer, electric hob, oven and washing machine. Door to living room.

Living Room





A spacious, carpeted living room featuring useful storage space and bi-fold double glazed doors opening out onto the front garden, allowing plenty of natural light to fill the room. A double glazed window provides additional views over the rear garden. Stairs lead to the first floor, with further access to the boot room and downstairs WC.

Boot Room & WC




A practical, enclosed boot room offering convenient storage space for coats and shoes, with a door providing direct access to the rear garden. A sliding door leads to the downstairs WC, which is fitted with a wash hand basin and toilet.

Bedroom One





A generously proportioned, carpeted bedroom featuring high-set double glazed windows overlooking the front of the property, allowing natural light to fill the room. The bedroom also benefits from built-in wardrobes with sliding doors, providing ample storage space.

Bedroom Two




A spacious and well-presented bedroom featuring attractive laminate flooring and built-in storage with sliding doors, offering ample space for clothing and personal belongings. Double-glazed windows overlook the rear of the property, allowing plenty of natural light into the room.

Bedroom Three



A well-presented, carpeted bedroom featuring practical open storage space with a built-in hanging rail for clothing. A double-glazed window overlooks the front of the property, allowing natural light to brighten the room.

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Bedroom Four




A well-presented, carpeted bedroom featuring built-in storage with sliding doors, which also discreetly houses the boiler. Additional storage space is conveniently positioned beside the double-glazed window, which overlooks the rear of the property and allows natural light into the room.

Family Bathroom



A spacious and modern family bathroom featuring a bath, separate shower, wash hand basin and toilet. The room benefits from attractive tiled flooring and a privacy-glazed window overlooking the rear of the property, allowing natural light to enter while maintaining privacy.

Garden





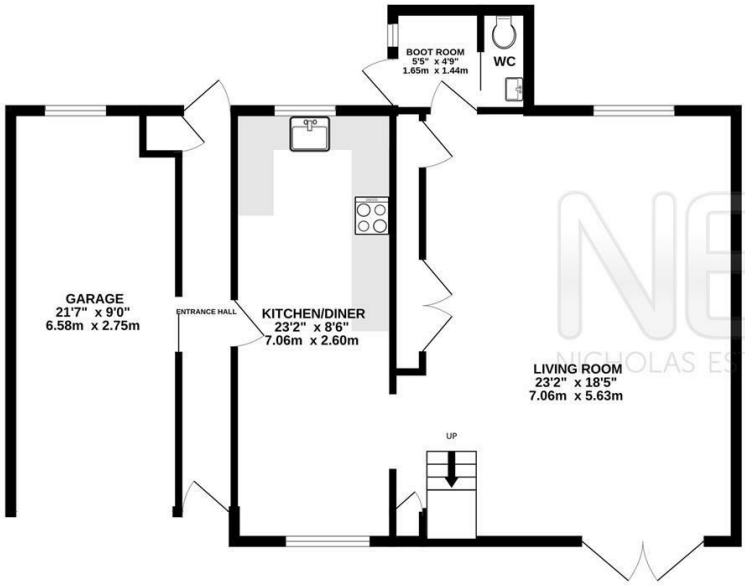
A spacious and private rear garden, offering an ideal space for outdoor relaxation and entertaining. Approximately half of the garden is laid with wooden decking, while the remaining area features artificial grass, creating an attractive and low-maintenance outdoor space. The garden also benefits from two small storage sheds, providing additional storage, along with rear access to a footpath. Not overlooked by neighbouring properties, the garden offers an excellent degree of privacy.

Front Garden

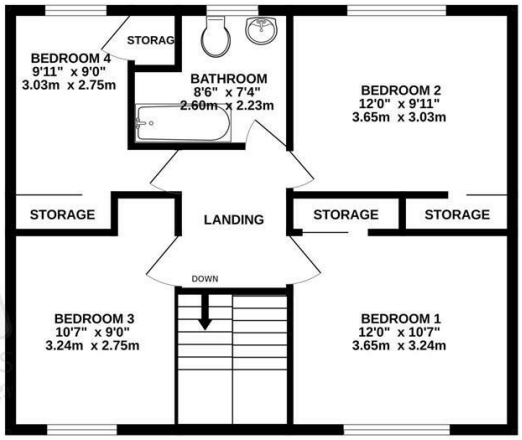


The front of the property features a driveway situated opposite the garage, providing convenient off-road parking. A lawned area adds greenery to the outdoor space, while a small shed offers additional storage. The front garden also provides access to the main entrance and the living room via bi-fold doors, creating a convenient connection between the indoor and outdoor spaces.

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.

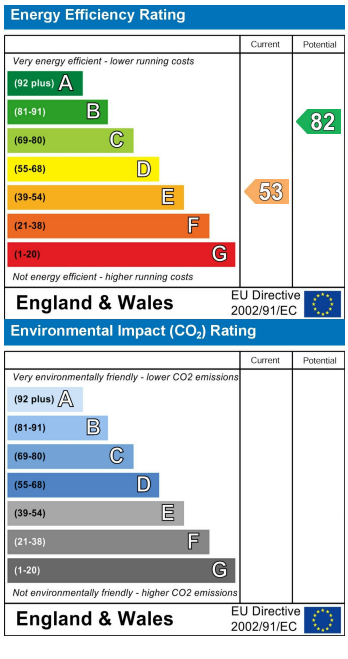


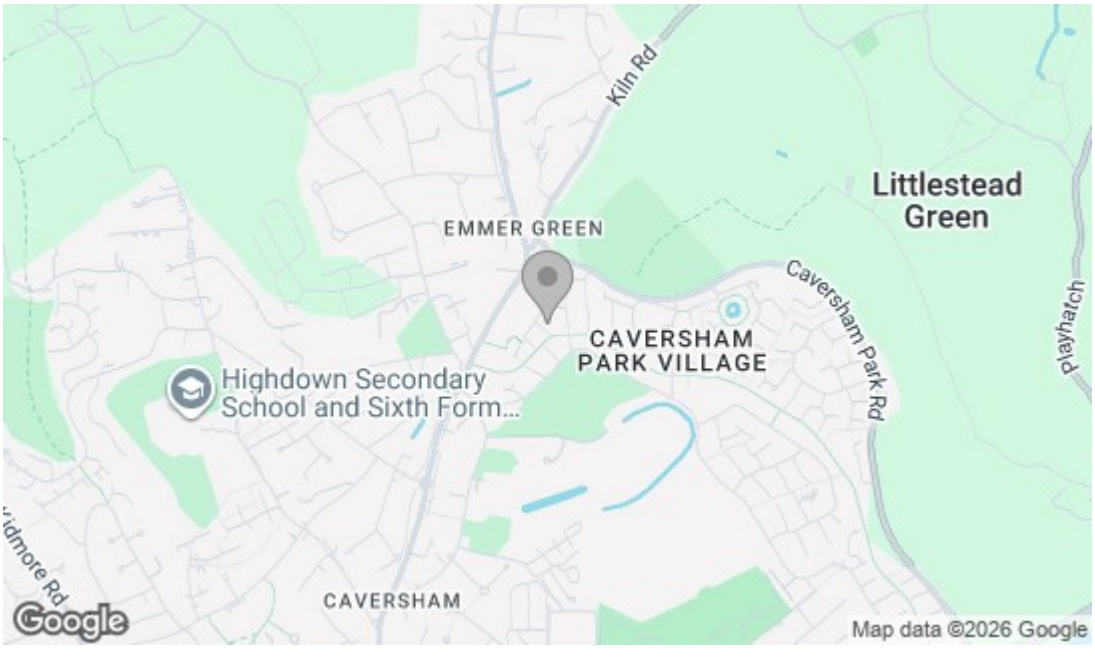
1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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 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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