



**Berrylands Road
Caversham, Reading, Berkshire RG4 8NU**

£2,250 PCM

NEA LETTINGS: Situated in a sought after location of Caversham, within walking distance of the village centre, is this modern, newly refurbished three bedroom bungalow. This unfurnished property boasts a good sized reception room with garden room overlooking the garden plus versatile storage room, kitchen with access to lean to, three good size bedrooms, separate W.C. and Bathroom. Externally there is a low maintenance enclosed rear garden, garage and ample driveway parking. 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.

Berrylands Road, Reading, Berkshire RG4 8NU

- NEA Lettings
- Detached Bungalow
- Unfurnished
- Enclosed Garden
- EPC Rating D
- Caversham
- Three Bedrooms
- Garage and Driveway
- Council Tax Band E
- Available 22nd July

Entrance Hall

Entrance lobby leading to front door which opens onto a spacious hallway with ample storage cupboards and doors leading to all rooms.

Lounge

13'1" x 12'1" (4.0 x 3.7)



A spacious lounge with carpet and sliding doors leading to garden room.

Garden Room

13'1" x 8'2" (4.0 x 2.5)

A light and airy space with carpet, patio doors to enclosed rear garden and door to store room.

Store Room

A versatile space with vinyl flooring, high level window and power points.

Bedroom Three

9'10" x 7'10" (3.0m x 2.4)



A large double bedroom with carpet and window overlooking the garden.

Kitchen



A modern, fully fitted kitchen with ample workspace, eye and base level units. With window to the side of the property and door to lean to. Appliances include washing machine, dishwasher, fridge, freezer, electric hob and oven.

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Lean To



A water tight lean to offering plenty of storage and access from the front to the rear of the property.

W.C.



With a window to the side of the property, vinyl flooring and W.C.

Bathroom

Two piece bathroom suite comprising of bath with shower over and wash hand basin set into vanity unit. Window to the front of the property.

Bedroom One

13'1" x 9'10" (4.0 x 3.0)



A large double bedroom with dual aspect windows and carpet.

Bedroom Two

10'2" x 12'1" (3.1 x 3.7)



A good size bedroom with carpet and fitted double wardrobe. Window to the side of the property.

External

With a front garden, ample driveway parking, garage and low maintenance enclosed rear garden.

Garden

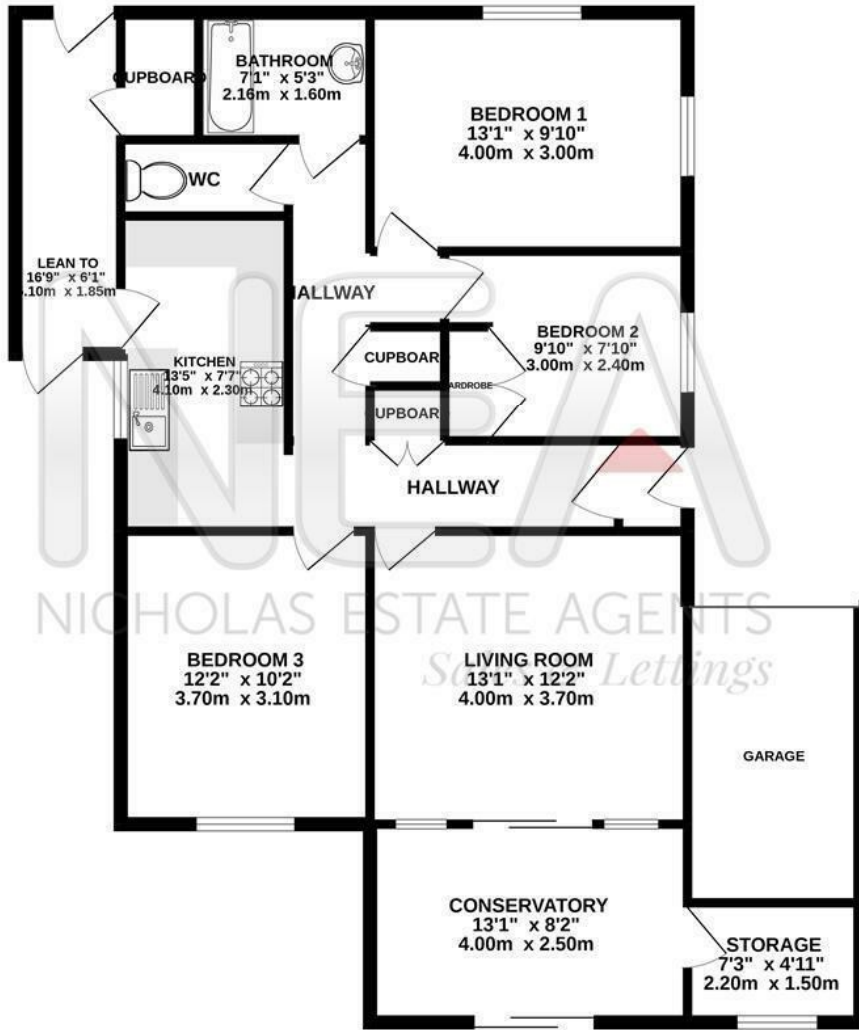


This property boasts a generously sized, low-maintenance rear garden that offers both privacy and versatility. A spacious paved patio area provides the perfect setting for outdoor dining, entertaining, or relaxing, while the surrounding planted borders add a touch of greenery and seasonal interest.

Garage

The property includes a practical garage offering secure storage or parking space. Easily accessible and well-positioned, it provides a convenient solution for storing, bikes, or household items, adding valuable extra space to the home.

GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

