



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

£1,500 PCM

NEA LETTINGS: *LET PRIOR TO MARKETING - SIMILAR REQUIRED* Set within this sought after area of central Caversham is this light and airy semi-detached house. The property boasts two good sized reception rooms with feature fireplaces, kitchen, utility room and a downstairs WC. On the first floor, there are three bedrooms and a good-sized bathroom. To the rear, there is a South facing garden with side access. Permit Parking. Pets considered for an additional £50pcm. EPC Rating D.

Chester Street, Reading, Berkshire RG4 8JH

- NEA Lettings
- Semi detached house
- Unfurnished
- Permit Parking
- EPC rating D
- Central Caversham
- Three bedrooms
- South facing garden
- Council Tax Band C
- Available 17th August

with shrub borders. There is a decked patio area and a brick shed to the side. The garden has side access to the front.

Hallway

A good-sized hallway with wood flooring, feature sash window to the side, stairs to the first floor and doors to:

Living room

13'7 x 12 (4.14m x 3.66m)

A light and airy room with a good-sized bay window to the front that allows plenty of natural light. Carpeted and a feature fireplace.

Dining room

12'4 x 11'6 (3.76m x 3.51m)

A great room that is perfect for entertaining with solid wood flooring, feature fireplace, double glazed window to the garden and doors to:

Kitchen

6'10 x 5'10 (2.08m x 1.78m)

Comprising of wall and base units with roll top work surfaces. Tiled effect vinyl flooring, double glazed window and door to the garden. Appliances include fridge and cooker.

Utility

6'0 x 3'11 (1.83m x 1.19m)

Comprising base units with inset sink and window overlooking the garden. Appliances include washing machine, dryer and dishwasher.

WC

Comprising of a WC and wash hand basin.

Landing

Carpeted and doors to:

Bedroom one

12'0 x 11'5 (3.66m x 3.48m)

A good sized double room with a large window to the front that allows plenty of natural light, carpeted. Furniture includes double bed frame and wardrobe.

Bedroom two

11'6 x 9'6 (3.51m x 2.90m)

Offering views over the rear garden is this good sized double room, carpeted and features a cast iron feature fireplace.

Bedroom three

7'9 x 5'5 (2.36m x 1.65m)

A single, carpeted room with a window to the front.

Bathroom

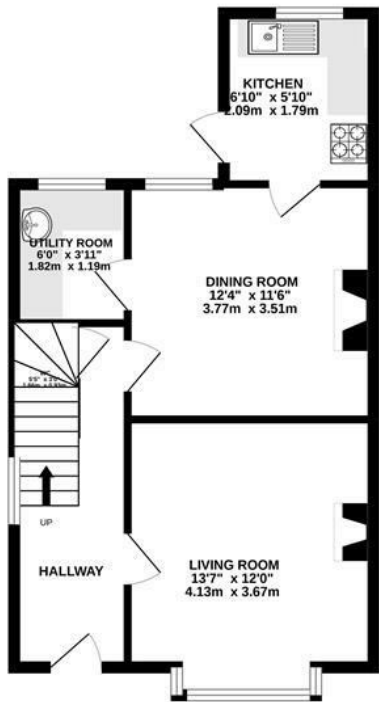
7'11 x 7'4 (2.41m x 2.24m)

A good-sized bathroom comprising of a panelled bath with a wall-mounted shower, wash hand basin and WC. Cupboard housing the boiler, window to the rear, tiled floor and walls,

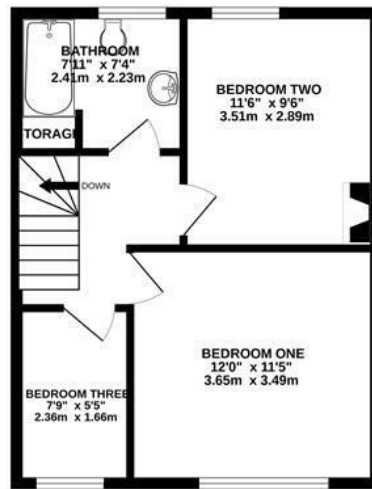
Garden

A good-sized south facing garden that is mainly laid to lawn

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



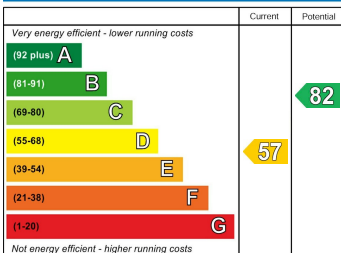
1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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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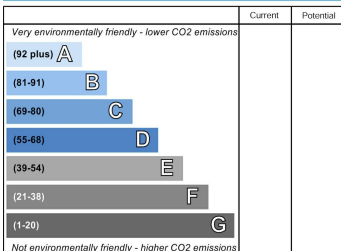
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

