



**South View Avenue
Caversham, Reading, RG4 5BB**

£1,750 Per Calendar Month

NEA LETTINGS: Occupying a highly sought-after position in the heart of central Caversham, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, together with a generous south-facing rear garden and excellent transport connections. The property has just been re-decorated and has new carpets throughout. Ideally situated for access to Reading mainline station and the Elizabeth line, the property is particularly well placed for commuters, with fast and convenient links into London. The well-proportioned accommodation comprises three good-sized bedrooms, a spacious family bathroom, two separate reception rooms and a well-appointed kitchen, providing plenty of flexibility for modern family living. To the rear, the property benefits from a generous south-facing garden, creating an excellent private outdoor space for relaxing, entertaining and enjoying the sunshine throughout the day. The garden also benefits from convenient side access. To the front, there is driveway parking, adding further practicality to this appealing home. EPC RATING D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

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- NEA Lettings
- Semi-detached house
- Unfurnished
- Driveway parking
- EPC Rating C
- Caversham
- Three bedrooms
- Enclosed rear garden
- Council Tax Band D
- Available 30th September

Entrance hall

A welcoming entrance hall providing access to all principal rooms, with staircase rising to the first floor.

Living Room



A bright and welcoming carpeted living room situated at the front of the property, featuring a front-facing window that provides plenty of natural light.

Dining Room



A well-proportioned carpeted dining room situated to the rear of the property, featuring a rear-facing window providing a pleasant outlook and an abundance of natural light.

Kitchen



Situated in the middle of the property, the kitchen offers ample worktop space and a good range of storage. The kitchen is equipped with a gas hob, oven and extractor fan, providing a practical and functional space for everyday living.

Utility Room



Located to the rear of the property and accessed from the kitchen, the useful utility room provides additional storage and houses a fridge freezer. A door provides direct access to the rear garden.

Bedroom One



A spacious, newly carpeted double bedroom situated at the front of the property, featuring large windows that allow an abundance of natural light to fill the room.

Bedroom Two



A well-proportioned, newly carpeted bedroom situated at the rear of the property, featuring a rear-facing window providing plenty of natural light.

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Bedroom Three



degree of privacy and designed to be relatively easy to maintain. The garden features a substantial brick-built shed, providing excellent additional storage, along with a World War II-era air-raid shelter situated at the far end of the garden.

A well-presented single bedroom with newly fitted carpet, benefiting from useful additional storage space.

Bathroom



A bright and well-presented family bathroom featuring a panelled bath with shower over, pedestal wash hand basin, tiled walls and attractive monochrome tiled flooring.

WC

The WC is in a separate room just next to the bathroom

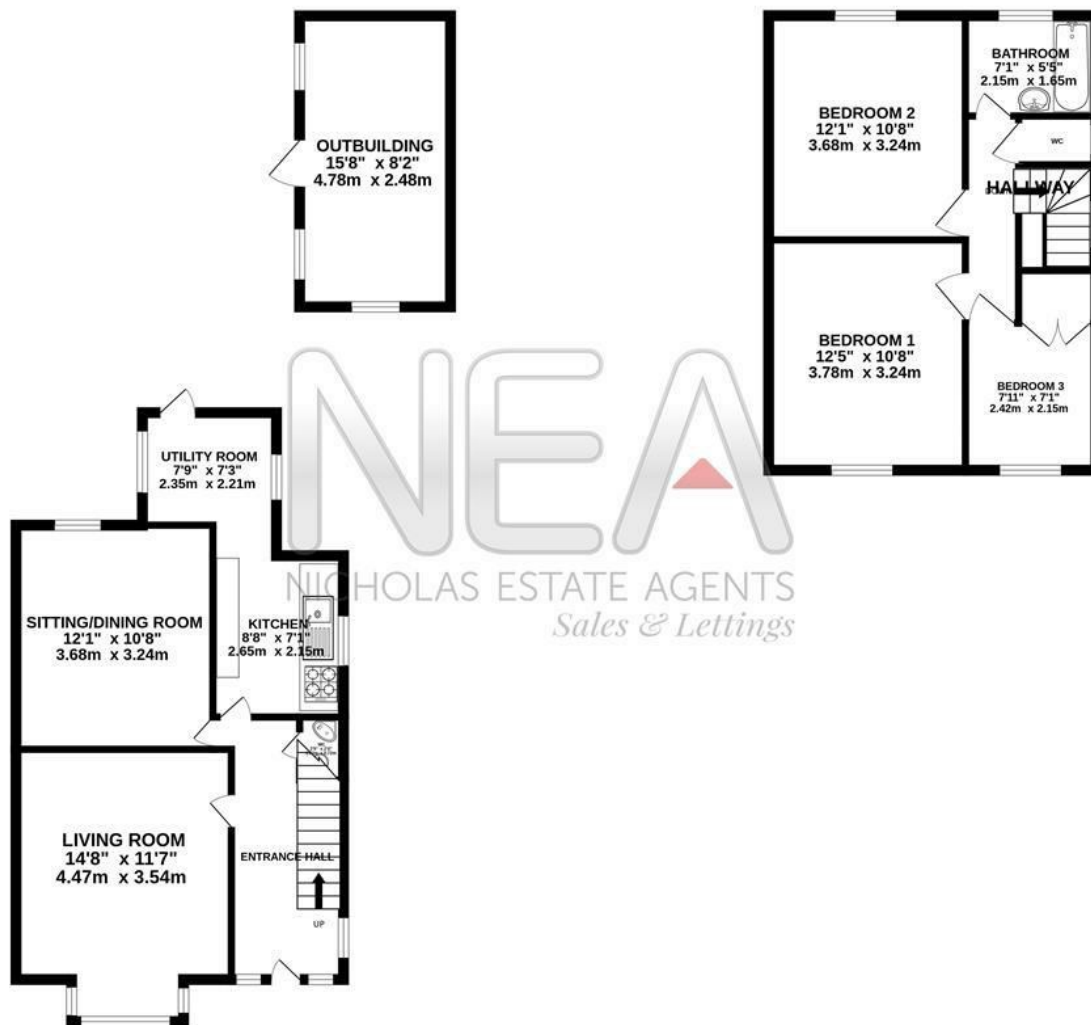
Garden



A generous and well-proportioned rear garden offering a good

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		

