



**Westfield Road
Caversham, Reading, Berkshire RG4 8HJ**

£1,500 PCM

NEA LETTINGS: Situated in the heart of Caversham, approximately a 15-minute walk from Reading town centre and the mainline railway station, this three-bedroom Victorian terraced house offers spacious accommodation. The property comprises a generous living/dining room with wooden flooring, a fitted kitchen, a ground-floor bathroom, upstairs are three good-sized bedrooms. Outside, there is a private rear courtyard garden. Further benefits include double glazing throughout and gas central heating. 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
- Terrace house
- Three Bedrooms
- Walking distance to Reading train station
- EPC rating D
- Central Caversham
- Unfurnished
- Permit Parking on street
- Council tax band C
- Available 15th December

Lounge/Diner

26'2" x 12'1" (8 x 3.7)



A spacious, welcoming lounge/diner with stripped wooden flooring and a bay window to the front. A rear window overlooks the courtyard garden, allowing plenty of natural light into the room. A freestanding fridge/freezer is neatly positioned beneath the stairs.

Kitchen

8'6" x 6'10" (2.6 x 2.1)



A modern fitted kitchen with a gas hob, electric oven and dishwasher, complemented by worktop space and storage. An adjoining utility area, situated before the bathroom, houses the washing machine. A door provides access to the rear courtyard garden.

Bathroom



A modern ground-floor bathroom comprising a bath with shower over, washbasin, WC and heated towel radiator. A frosted rear window provides natural light and privacy.

Bedroom One

12'1" x 10'5" (3.7 x 3.2)



A spacious double bedroom situated at the front of the property, featuring stripped wooden flooring.

Bedroom Two

10'9" x 6'6" (3.3 x 2)



A double bedroom overlooking the rear garden, featuring stripped wooden flooring.

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Bedroom Three

12'1" x 6'10" (3.7 x 2.1)

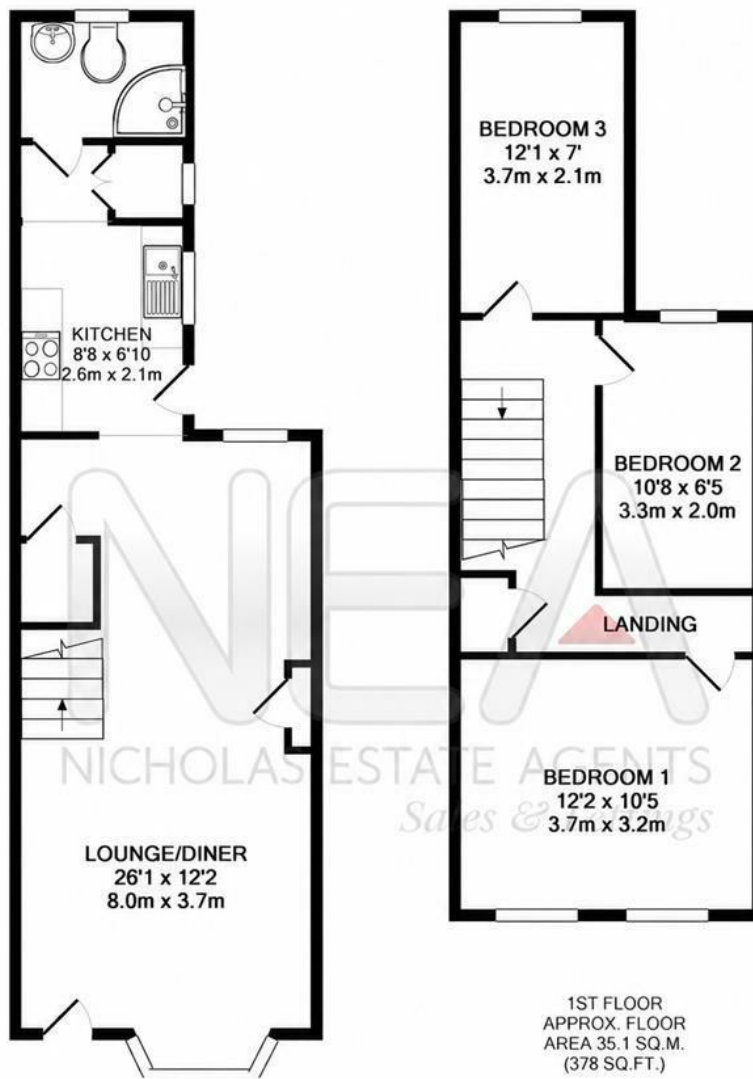


A double bedroom situated at the rear of the property, with carpeted flooring.

Garden



An enclosed courtyard style garden, accessed directly from the kitchen.



GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (795 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		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	

