



## Clonmel Close Caversham, Reading, Berkshire RG4 5BF

**£1,600 PCM**

NEA LETTINGS: An attractive two bedroom terrace house set in a modern, quiet cul-de-sac, within easy access to Reading, the mainline Station and within walking distance to Caversham, local shops and amenities. The ground floor benefits from a good sized living/dining space with a separate modern kitchen. Upstairs are two very good sized double bedrooms plus a family bathroom. There is an enclosed private back garden and at the front is space for two cars on the driveway. The property is double glazed throughout and has Gas Central Heating. The property would be ideal for a professional couple. EPC Rating C.

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.

## Clonmel Close, Reading, Berkshire RG4 5BF

- NEA Lettings
- Two double bedrooms
- Enclosed rear garden with shed
- Driveway parking
- EPC rating C
- Caversham
- Attractive modern terrace house
- Easy access to Reading and all major transport links
- Council Tax Band C
- Available 25th April

### Kitchen

11'9" x 6'6" (3.6m x 2.0m)



Galley kitchen with electric oven, 4 ring gas hob with extractor, washer dryer and fridge/freezer. The kitchen benefits from a breakfast bar and plenty of storage and countertop space.

### Living/Dining Room

13'5" x 12'1" (4.1m x 3.7m)



A spacious living/dining room area at the rear of the property with double doors opening out onto an enclosed rear garden. There is a large storage cupboard under the stairs.

### Bedroom One

12'1" x 10'9" (3.7m x 3.3m)



At the front of the property is the master bedroom which is carpeted comprising large built in storage cupboard and wardrobes overlooking a quiet cul-de-sac.

### Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)



A double bedroom to the rear of the property is a carpeted, again carpeted overlooking the garden.

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### Bathroom

7'10" x 5'2" (2.4m x 1.6m)

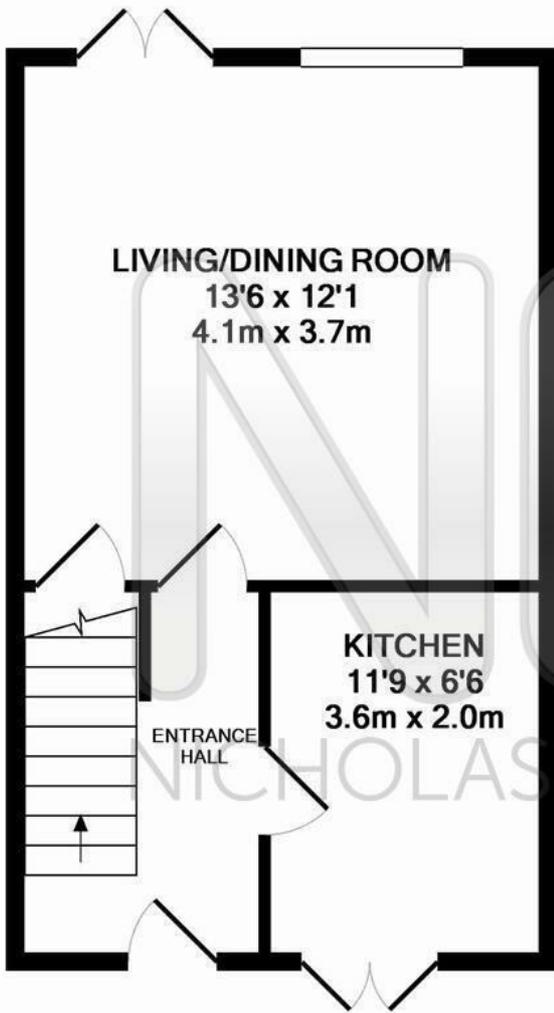


The family bathroom has vinyl flooring and comprises a white three piece bathroom suite, WC, basin, bath including shower. There is a window overlooking the enclosed rear garden.

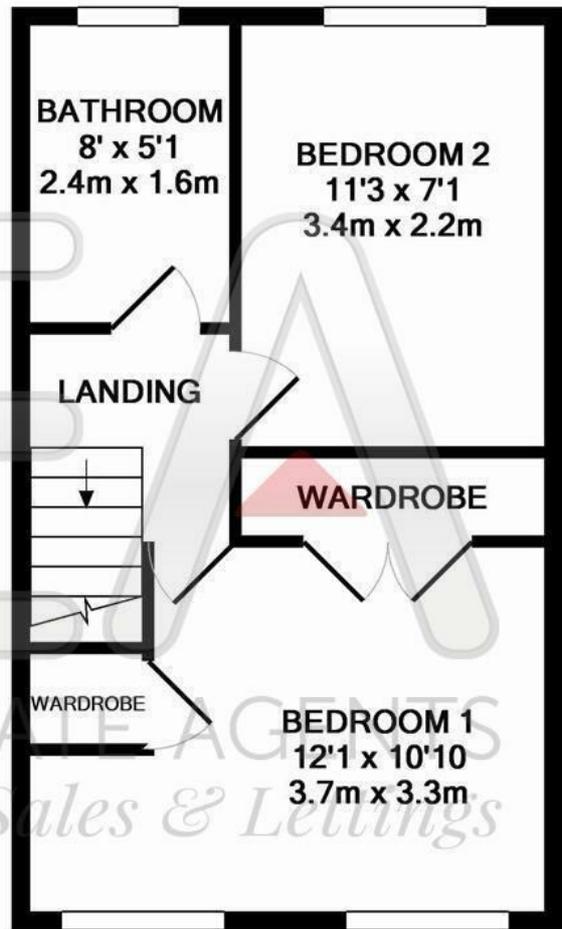
### Garden



A low maintenance garden, mainly laid to lawn with a storage shed included.



GROUND FLOOR



1ST FLOOR

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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>89</b> <b>75</b>
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

