



**Patrick Road
Caversham, Reading, Berkshire RG4 8DD**

£1,750 Per Calendar Month

NEA LETTINGS: A superb two double bedroom, two bathroom modern end town house. Situated in central Caversham within a short walk of local amenities, restaurants and Reading town centre with main line railway station. This property comprises of entrance hall, a lovely kitchen with space for a breakfast table, downstairs cloakroom and a living room which leads to the conservatory. Upstairs are two good sized double bedrooms both with en-suite bath/shower rooms. 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.

Patrick Road, Reading, Berkshire RG4 8DD

- NEA Lettings
- Modern End Town House
- Two En-suites
- Driveway Parking
- EPC Rating C
- Central Caversham
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band C
- Available 4th November

Entrance Hall

Wooden floored hallway with frosted window to side, radiator, doors to kitchen, cloakroom and living room, staircase.

Kitchen



Glass door through to the modern kitchen which has a tiled floor and square bay window to front, overlooking driveway. Appliances include a washing machine, dishwasher, double oven with 4 ring gas hob and extractor, built in fridge/freezer, sink and a half with drainer. Plenty of workspace and storage space.

Downstairs Cloakroom

Modern lino flooring, WC, sink, radiator.

Living Room



Large living room with wooden floor, double windows and door to conservatory.

Conservatory



Lovely light conservatory with tiled floor, radiator, double doors to garden.

Bedroom Two



Carpeted double bedroom at front of property with built in wardrobes along one wall. Door to ensuite.

Bedroom two En-suite



Frosted window to side, three piece white suite, bath with shower over, radiator.

Bedroom One



Carpeted double bedroom at rear of property with single built in wardrobe. Door to ensuite.

Bedroom one En-suite

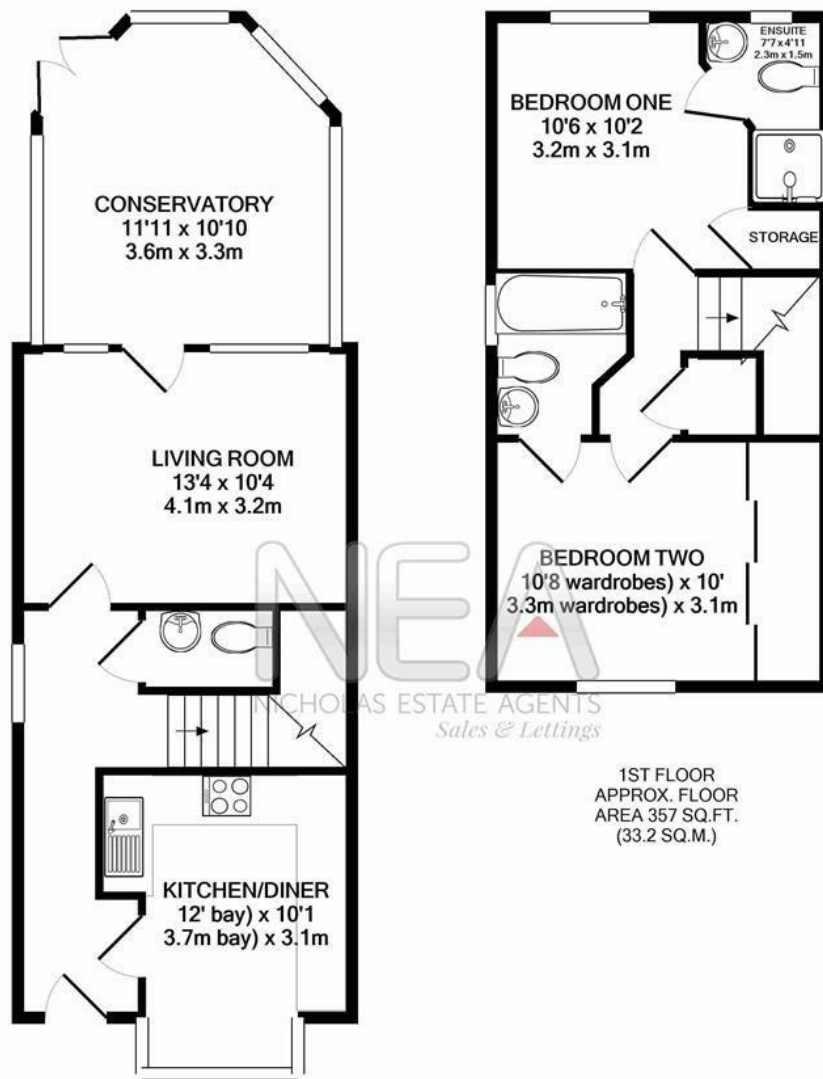


Frosted window, WC, sink, shower cubicle, radiator.

Garden & Exterior



To the front is driveway parking for two cars. To the rear is an enclosed garden, with secure side access and large shed at rear. There is patio immediately outside the house the rest laid to lawn.



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

