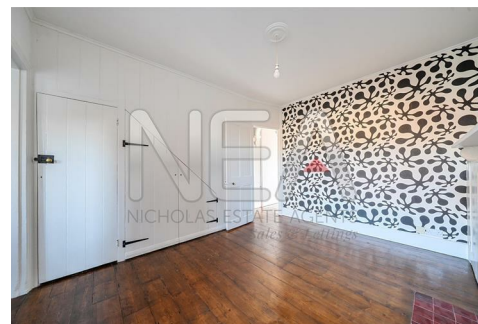
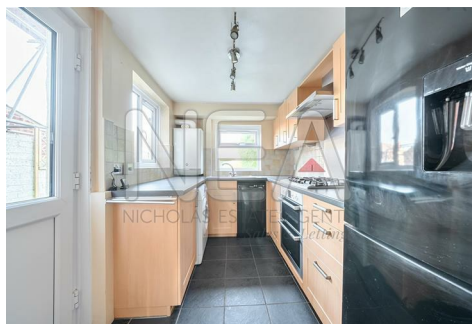
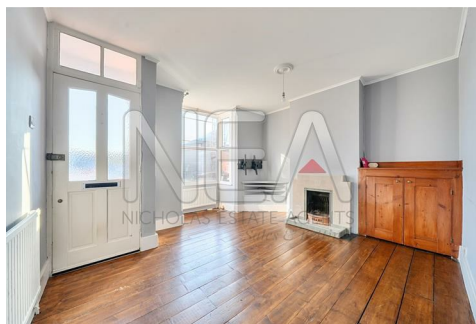




**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

£1,500 PCM

NEA LETTINGS: A well-presented two double bedroom mid-terrace home, ideally situated in the heart of Caversham, within easy walking distance of local shops, restaurants and leisure facilities. Reading mainline railway station is approximately a 15-minute walk away, offering regular high-speed services to London Paddington in as little as 25 minutes. The accommodation comprises a living room, separate dining room and fitted kitchen to the ground floor. Upstairs are two generous double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with a large storage shed. 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.

Chester Street, Reading, Berkshire RG4 8JH

- NEA Lettings
- Mid Terrace House
- Unfurnished
- Permit parking
- Council Tax Band C
- Caversham
- Two double bedrooms
- Rear enclosed garden
- EPC Rating D
- Available 16th September

Living Room

13'9" x 13'1" (4.2 x 4.0)



A light and airy living room with original wooden floorboards. There is a working fireplace and two small built in cupboards for storage.

Dining Room

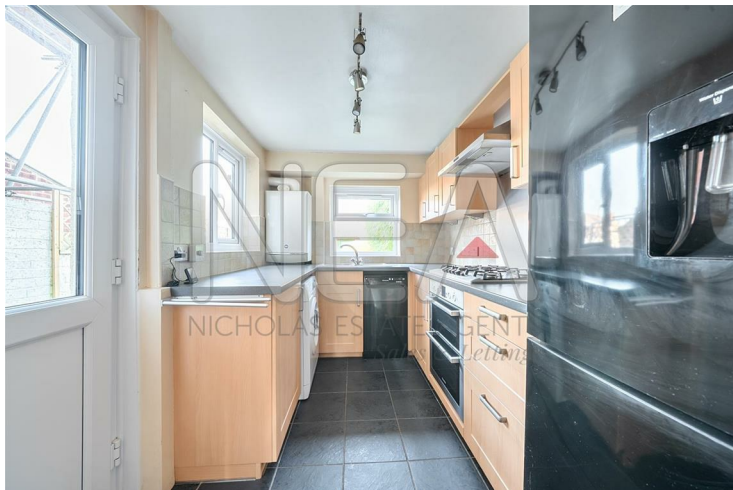
12'1" x 10'2" (3.7 x 3.1)



A good size dining room perfect for entertaining. Original wooden floorboards, built in sideboard, an working fireplace, under stairs storage, door to kitchen.

Kitchen

9'10" x 6'10" (3.0 x 2.1)



A modern kitchen with views to the garden. Appliances include washing machine, five ring gas hob, double electric oven and filter extractor, slimline dishwasher, a large fridge freezer. The kitchen has plenty of storage cupboards and work space and sink under the window, back door leading to garden.

Garden



A well designed enclosed paved garden, with an area of AstroTurf. At the bottom of the garden is a large shed with plenty of storage and has electricity.

Bedroom One

13'1" x 10'9" (4.0 x 3.3)



A spacious carpeted double bedroom with two windows overlooking the street. Mirrored built in wardrobes run across one wall.

Bedroom Two

12'1" x 7'6" (3.7 x 2.3)

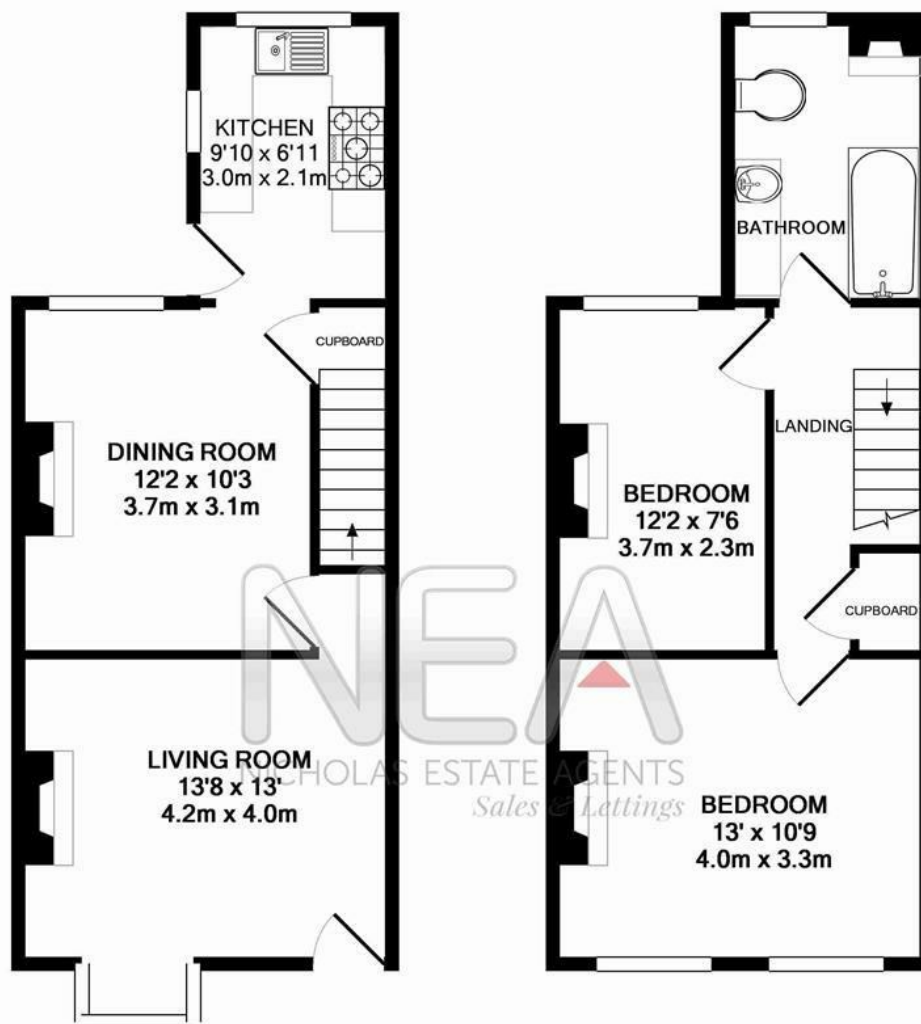


A good size carpeted double bedroom, with views over the garden plus an original feature fireplace.

Bathroom



A large upstairs bathroom, with plenty of character. The three piece suite comprises of low level w/c, bath with wall mounted shower, wash hand basin set into a spacious storage cupboard.



GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 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		65	86
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
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 	

