



**Queens Road
Caversham, Reading, Berkshire RG4 8DN**

£1,750 PCM

NEA LETTINGS: An unfurnished two bedroom and two bathroom mid terrace house in Caversham, within a 10 minute walk to Reading mainline station. This property would make an ideal home on this quiet street; downstairs has a living room, a dining room, which leads to the kitchen. Upstairs are two bedrooms both with en-suites. There is an enclosed private back garden which is easy to maintain and has a shed at the bottom. One small pet considered. EPC Rating D.

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.

- NEA Lettings
- Mid terrace house
- Two en-suite bathrooms
- Permit parking
- EPC Rating D
- Caversham
- Two double bedrooms
- Enclosed rear garden
- Council Tax Band C
- Available 11th March

Hallway

Wooden floored hallway with doors to living room and dining room and access to stairs

Dining Room

12'4" x 9'1" (3.78 x 2.77)



The dining room has wooden floors and a square bay window overlooking quiet street.

Living Room

12'2" x 10'5" (3.73 x 3.18)



A wooden floored living room with feature fireplace and under the stairs storage cupboard

Kitchen

8'7" x 8'5" (2.64 x 2.59)



A tiled kitchen with double electric oven and 4 ring gas hob, stainless steel sink under the window with views across garden. Gas boiler, washing machine and large fridge/freezer.

Bedroom One

12'2" x 10'5" (3.73 x 3.18)



Carpeted double bedroom with window overlooking garden, built in wardrobe and a door to an ensuite.

Bedroom One Ensuite

8'7" x 8'5" (2.64 x 2.59)



A large tiled en suite, bath with shower over and shower screen, sink and WC, wood paneled half way up the wall plus a wall cabinet.

Bedroom Two

12'2" x 10'0" (3.71 x 3.05)



Carpeted double bedroom at the front of the property with window to the front and door to the ensuite. Corner recess with rail.

Bedroom Two Ensuite

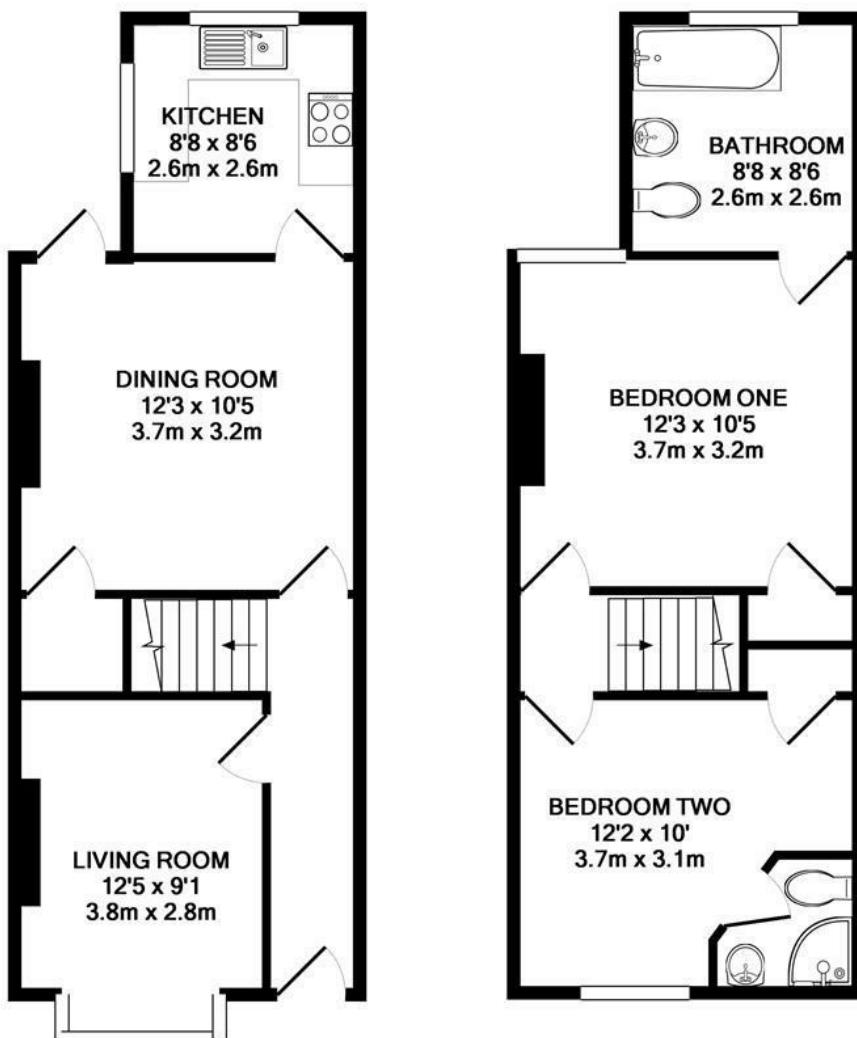


Wooden floored ensuite with WC, sink and electric shower

Garden



Through the dining room is a large rear garden with patio space and grass to the back.



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 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		
(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		
	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	

