NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Buckingham Drive
, Reading, Berkshire RG4 8RY

£2,450 Per Calendar Month

NEA LETTINGS: A refurbished three-bedroom semi-detached house in Emmer Green. Set in a sought-after area of Emmer Green, this refurbished semi-detached home offers three double bedrooms, a generous south-west-facing rear garden and off-road parking for several cars. On the ground floor, there is a light and airy bay-fronted living room, a modern kitchen and a cloakroom. Upstairs, there are three double bedrooms and a modern family bathroom. Outside, a garage sits to the side of the property, with parking to the front and a good-sized garden to the rear. A convenience store, supermarket, restaurant, pubs, Primary and Secondary schools and a doctors surgery are within walking distance and there is a direct bus route to Reading station and the town centre. 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
- Semi-detached house
- Unfurnished
- Driveway
- EPC Rating D
- Emmer Green
- Three Bedrooms
- Enclosed rear garden
- Council tax band D
- Available 1st December

Entrance Hall

A spacious and welcoming entrance hall featuring a convenient storage cupboard with coat hanging facilities and ample space for outdoor footwear. The hallway provides access to the living room, kitchen and dining room, creating a practical and well-connected layout.

Living room






A bright and airy living room featuring newly laid wooden flooring throughout and double-glazed windows to both the front and rear, allowing plenty of natural light to fill the space. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Kitchen






A newly refurbished kitchen offering ample cupboard and storage space, complemented by attractive wooden flooring. The kitchen comes fully equipped with a range of integrated appliances, including a dishwasher, washer-dryer, gas hob, oven and fridge-freezer. A separate cupboard discreetly houses the boiler, while a door provides direct access to the rear garden.

Cloakroom



A convenient ground-floor cloakroom featuring a WC, wash hand basin and heated towel rail. A privacy-glazed window allows natural light into the space while maintaining privacy.

Bedroom One



A generously proportioned bedroom featuring newly fitted carpeting, a radiator and a large double-glazed window overlooking the garden, allowing plenty of natural light to fill the room and creating a bright, airy and comfortable space.

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Bedroom Two



A spacious and bright bedroom featuring newly fitted carpeting, a radiator and a large double-glazed window overlooking the rear garden, allowing plenty of natural light to fill the room and creating a comfortable, welcoming atmosphere.

Bedroom Three





A bright and welcoming bedroom featuring a large double-glazed window overlooking the front of the property, allowing an abundance of natural light to fill the space and creating a pleasant, airy atmosphere.

Bathroom





A spacious family bathroom featuring two wash hand basins with convenient storage beneath, a bathtub with shower facilities and a heated towel rail. A privacy-glazed window overlooking the side of the property allows natural light to fill the room while maintaining privacy.

Garden

The garden benefits from a generous fron garden, set back from the road. The rear enclosed garden has a newly laid patio, the rest laid to lawn, so easy to maintain.

Garage

A single garage, ideal for storage or work space.

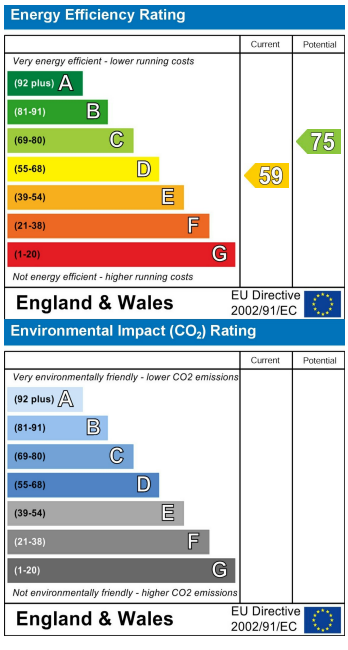
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

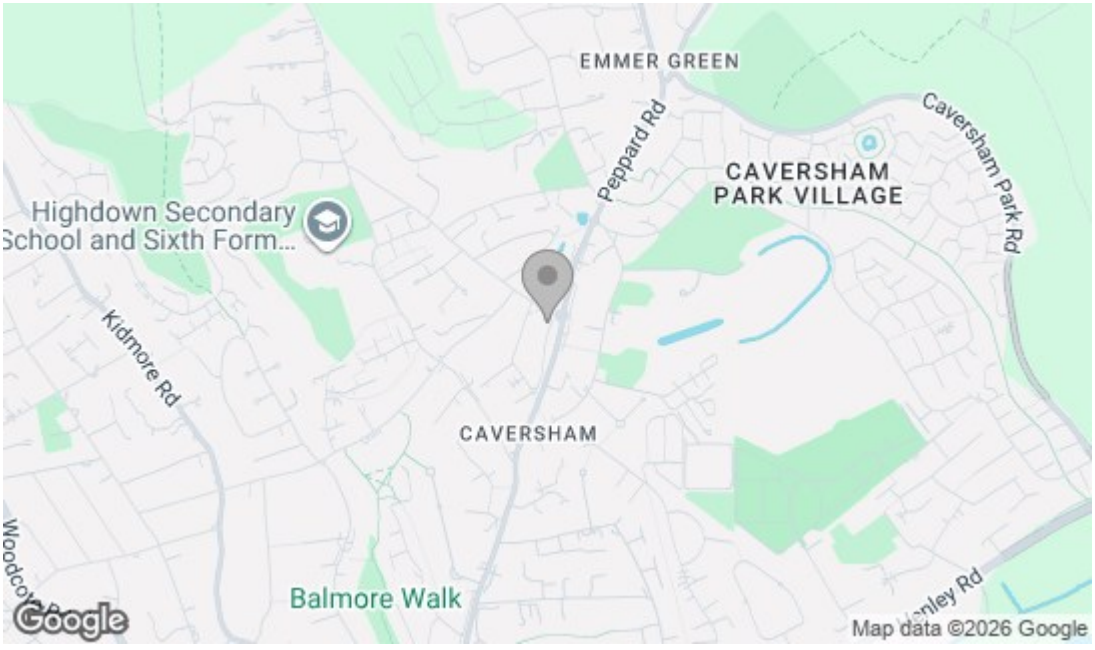
1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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