



Kings Road Caversham, Reading, Berkshire RG4 8DT

£1,600 PCM

NEA LETTINGS: An unfurnished three-bedroom (2+1) terrace house, ideally located in Caversham within a 10-minute walk of Reading mainline station. Situated on a quiet residential street, the property would make an ideal family home. The ground floor comprises a good-sized living room, separate dining room leading through to the kitchen, and a modern bathroom. The kitchen also provides access to a useful lean-to, offering additional storage space. Upstairs are two double bedrooms, with a large single bedroom accessed from the rear bedroom, making it an ideal space for a child's bedroom, study or home office.

To the rear is an enclosed private garden which is easy to maintain, with a large brick-built shed providing excellent additional storage. 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.

Kings Road, Reading, Berkshire RG4 8DT

- NEA Lettings
- Terrace House
- Unfurnished
- Short walk to Reading mainline
- Council Tax Band C
- Caversham
- Three bedrooms (2+1)
- Enclosed rear garden
- EPC Rating D
- Available 1st October

Living Room

12'5" x 12'5" (3.8 x 3.8)



A bay fronted living room with wooden floors and an original fireplace leads to

Dining Room

12'5" x 10'2" (3.8 x 3.1)



The original wooden floors continue into the dining room with internal window and under stairs cupboard

Kitchen

8'2" x 7'6" (2.5 x 2.3)



A modern kitchen with cream units, sink, washing machine, electric oven and 4 ring gas hob. Tiled floor, doors to lean and bathroom.

Lean to

14'9" x 4'11" (4.5 x 1.5)



There are additional kitchen storage units plus a large free standing fridge-freezer and door to garden

Kings Road, Reading, Berkshire RG4 8DT

Bathroom

8'2" x 5'6" (2.5 x 1.7)



Off the kitchen is the modern bathroom three piece white suite, WC, sink with storage units, bath, shower over the bath.

Bedroom One

12'5" x 10'5" (3.8 x 3.2)



A double bedroom at the front of the property with original wooden floors, original feature fireplace and a built in wardrobe.

Bedroom Two

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



A double bedroom at the rear of the property with original wooden floors, feature fireplace and window overlooking the garden. Door to bedroom three

Bedroom Three

15'8" x 7'6" (4.8 x 2.3)



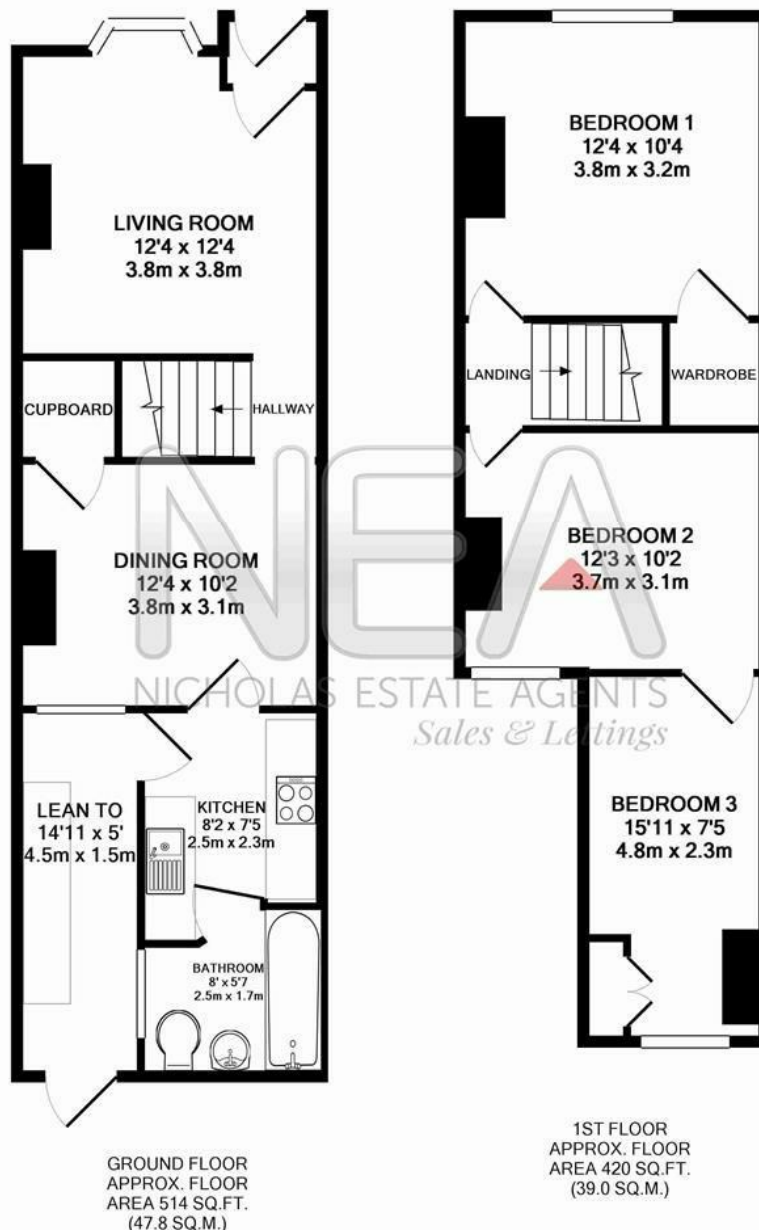
A good sized bedroom at the rear of the property with original wooden floors, feature fireplace, storage cupboard housing the boiler and window overlooking the garden. The room would be ideal as a nursery, study, guest room or walk in wardrobe.

Garden

Kings Road, Reading, Berkshire RG4 8DT



An easy to maintain garden, mainly laid to lawn, but with a patio at the back and front of the garden which enjoys the summer evening sunshine. There is a large brick built shed too.



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
Made with Metropix ©2016

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		
		77
		62
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		

