Gosbrook Road
Caversham, Reading, Berkshire RG4 8BS

£1,600 PCM

NEA LETTINGS: A two double bedroom, two bathroom mid-terrace Victorian property conveniently located in the centre of Caversham and within walking distance of Reading centre and mainline train station. The property has two reception rooms, kitchen and bathroom. Upstairs are two double bedrooms and en-suite shower room. There is an enclosed rear garden and permit parking available. EPC Rating D.
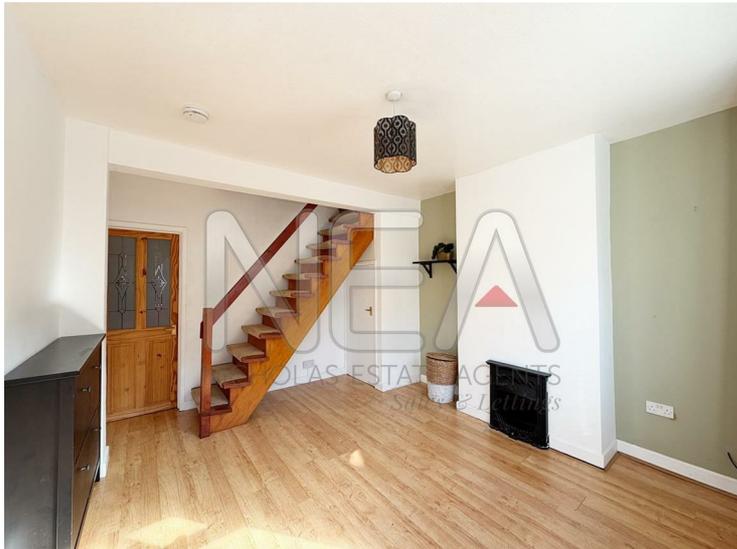
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Gosbrook Road, Reading, Berkshire RG4 8BS

- NEA Lettings
- Mid Terrace House
- Part Furnished
- Enclosed Garden
- EPC Rating D

- Caversham
- Two Double Bedrooms
- Two Bathrooms
- Council Tax Band C
- Available 1st April

Living Room
12'9" x 11'5" (3.9 x 3.5)

Upon entering the property, a light and well proportioned front reception room with open stair case, window overlooking the front of the house, understairs storage, wood laminate flooring and door to dining room. Furniture currently includes shoe store.

Dining Room
9'6" x 11'5" (2.9 x 3.5)

With wood laminate flooring continuing from the living room, this second reception has a window over looking the garden and door to kitchen.

Kitchen
8'10" x 5'10" (2.7 x 1.8)

With tiled flooring, this galley kitchen has eye and base level units, worktop and window to the side of the property. Appliances include fridge/freezer, washing machine, gas hob, electric oven and table top dishwasher.

Inner Lobby
With tiled flooring and door to the bathroom and rear garden.

Bathroom

A white three piece bathroom suite comprising on bath with mixer shower over, pedestal wash hand basin and W.C. With vinyl flooring and mottled window to the rear of the property.

Bedroom One
11'5" x 9'6" (3.5 x 2.9)

A carpeted double bedroom with window overlooking the rear and door to en-suite.

Bedroom Two
11'5" x 12'9" (3.5 x 3.9)

A large double bedroom with views to the front of the house, carpet and built-in storage. Furniture currently includes futon sofa bed, desk and freestanding wardrobe.

En-suite

A large shower room with vinyl flooring and window to the side of the property. Three piece suite comprises of shower cubicle with electric shower, pedestal wash hand basin and W.C. built-in storage housing the boiler.

Garden

Enclosed rear garden mostly laid to patio.

BATHROOM

BATHROOM

BEDROOM 1
11'5 x 9'7
3.5m x 2.9m

KITCHEN
8'10 x 5'10
2.7m x 1.8m

DINING ROOM
11'5 x 9'7
3.5m x 2.9m

BEDROOM 2
12'10 x 11'5
3.9m x 3.5m

1ST FLOOR

LIVING ROOM
12'10 x 11'5
3.9m x 3.5m

GROUND FLOOR

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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

CAVERSHAM HEIGHTS

Queen Anne's School

Henley Rd

Gosbrook Rd

Richfield Ave

LOWER CAVERSHAM

Reading Winter Wonderland
Temporarily closed

Kings Meadow

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NEA
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