







Field View
Caversham, Reading, Berkshire RG4 5HB

£1,600 Per Calendar Month

NEA LETTINGS: A superb two double bedroom house off a private road in Caversham. The property offered part furnished and is well presented throughout, it has the added benefit of backing onto school playing fields. The property benefits from an entrance hall, large living room and modern kitchen, upstairs are two good sized double bedrooms and a bathroom. To the rear is a south-facing enclosed garden. Off road parking at front of property. EPC Rating E.

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- NEA Lettings
- Modern mid-terrace
- Part furnished
- Off road parking
- EPC Rating E
- Caversham
- Two bedrooms
- Rear enclosed garden
- Council tax band C
- Available 1st December

Reception Hall
Wooden floor, large built-in cupboard with light housing gas boiler. Furniture includes a combined shoe and coat rack, glass door to

Living/dining room




Carpeted living/dining room with rear aspect double glazed French doors to garden, staircase to first floor, under stairs alcove area housing dining table and 4 chairs, sideboard to one side, glass door to

Kitchen



Tiled kitchen with drainer stainless steel sink unit under window, both floor-standing and wall mounted eye level units, plenty of work-space. Appliances include a 4-ring gas hob with extractor hood above and electric oven below, washing machine, free standing fridge/freezer.

First floor landing
Vaulted ceiling, built-in airing cupboard housing hot water tank and slatted shelving above, doors to all rooms.

Bedroom One



Carpeted front aspect full length window, overhead Velux window, triple built-in wardrobes with cupboard above, vaulted ceiling. Furniture includes double bed, 2 x bedside cabinet and 1 x wire drawers.

Bedroom Two




Carpeted rear aspect window with views across Queen Anne's School playing fields, overhead Velux window, twin built-in double wardrobes with cupboard above, vaulted ceiling.

Bathroom



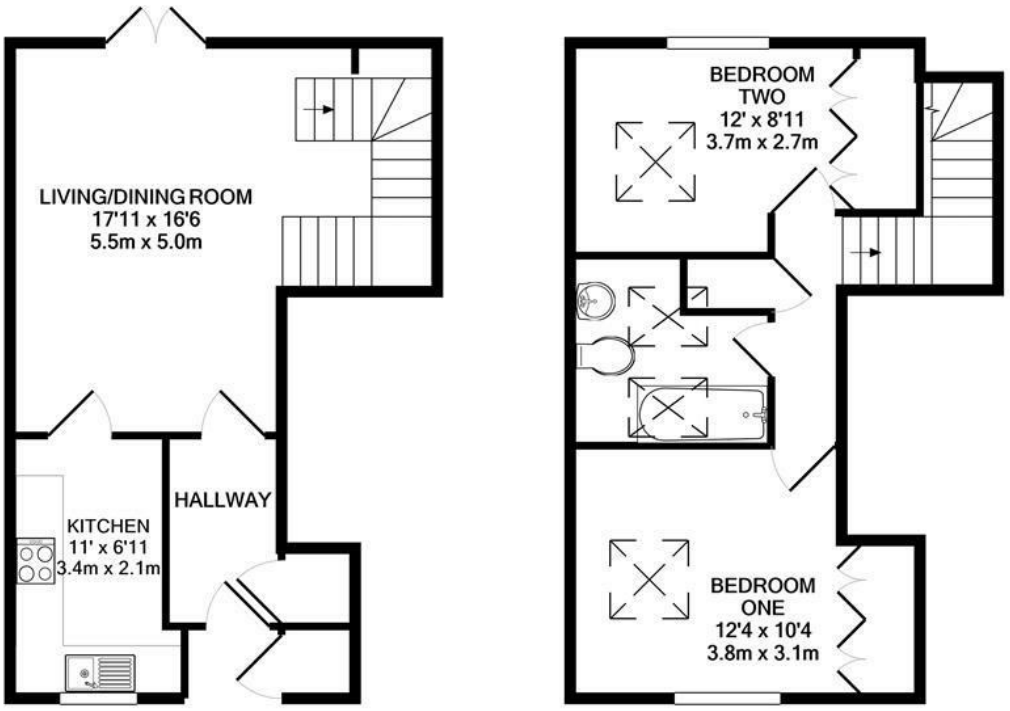

Tiled floor bath with electric shower over, pedestal wash hand basin, low level w.c., heated towel rail, twin overhead Velux windows.

Garden

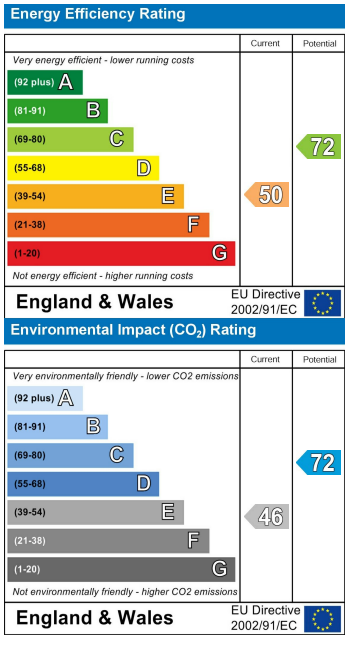


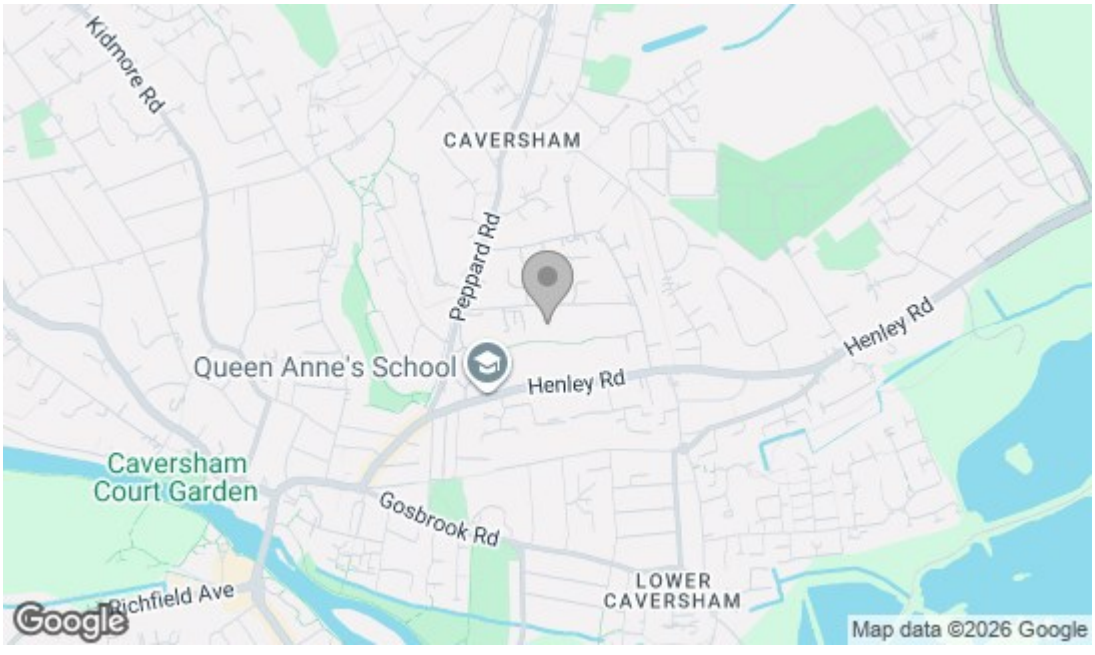

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A rear enclosed garden with decking area immediately to rear, rest laid to lawn with borders and shed and rear pedestrian gateway access.



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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