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









Buckingham Gate
Emmer Green, Reading, Berkshire RG4 8RT

£2,250 PCM

NEA Lettings: This very well presented three bedroom mid terrace property is located in the popular Emmer Green area in Caversham and only 2.1 mile from the Reading central station. This property benefits from three bedrooms, family bathroom, downstairs w/c, en-suite in master bedroom, kitchen, open plan living room/diner, private garden and two allocated parking spaces. The kitchen also offers built in appliances such as the oven, microwave, fridge freezer and wine cooler. This house is offered furnished/partly furnished and would be ideal for a professional couple or family. Available 5th August 2026. EPC RATING: C

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.

Buckingham Gate, Reading, Berkshire RG4 8RT

- NEA Lettings
- Mid-terrace house
- Three bedrooms
- Conservatory
- EPC rating: C
- Emmer Green
- Furnished/Part furnished
- Enclosed rear garden
- Council tax band D
- Available 5th August 2026

Entrance hall

As you walk in the property you are greeted by wooden flooring with space to store shoes and coats. You will find the kitchen on the right and the downstairs WC on the left.

Kitchen




The kitchen has tiled flooring and ample storage space. There is a 4 ring gas hob, oven, integrated fridge freezer, wine cooler and a dishwasher. Furniture includes a dining table and chairs.

Living room





The living room has wooden floors and a large window providing lots of natural light. Furniture includes two grey sofas, a TV stand and two small white & gold coffee tables.

W/C

This provides a white toilet and a vanity sink with storage below.

Bedroom one




Bedroom one is a double room with a large built in wardrobe that has sliding mirror doors. It also has carpeted flooring and views of the front garden. Furniture includes a double bed, two night stands and a desk of drawers at the rear of the bed.

Ensuite



This has tiled flooring with a vanity sink with storage underneath, including a walk in shower cubicle and heated towel rack and a low level wc.

Bedroom two



This has carpeted flooring and views of the garden. Furniture includes double wardrobe with one mirror door.

Bedroom three




This has carpeted flooring and views of the garden. Furniture includess a small desk & chair.

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Bathroom




This has tiled flooring and walls with a low level WC, a vanity mirror sink with storage underneath and a bath/shower.

Garden




The garden has a large wooden decking as you step out of the doors and Astro turf grass to follow. Behind there is a large planter. Garden furniture includes one small bench, two chairs and BBQ.

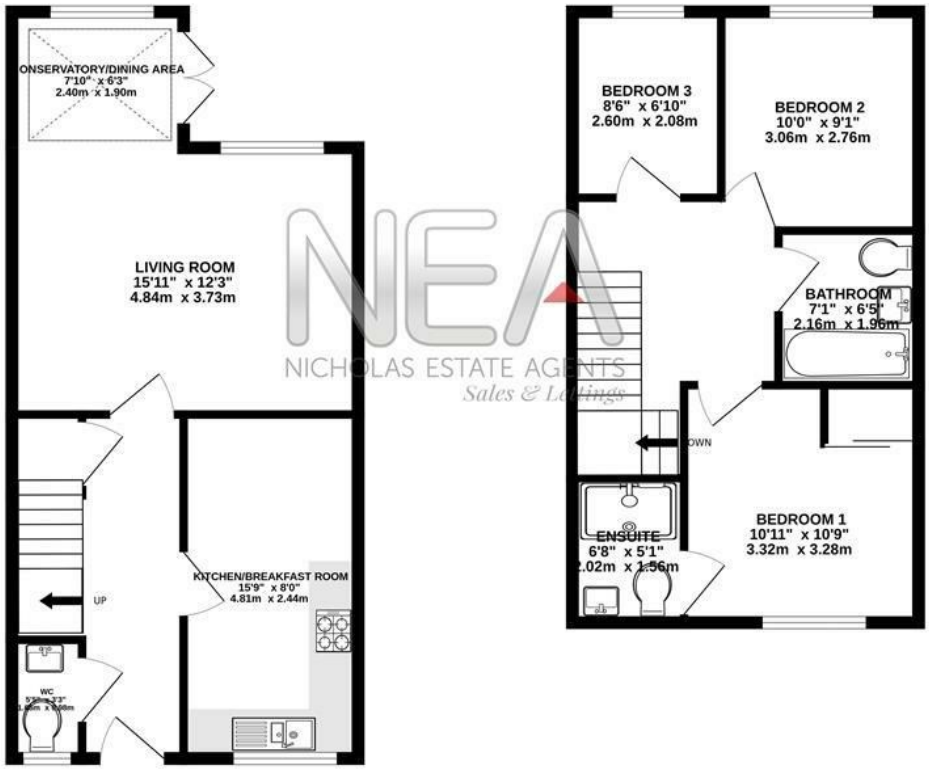
Conservatory/Dining Area



This are a has lots of natural light provided by the conservatory windows, there are French doors leading to the garden. Furniture includes a large dining table and chairs.

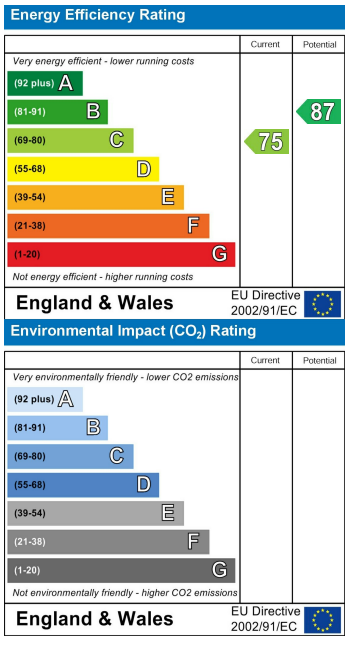
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

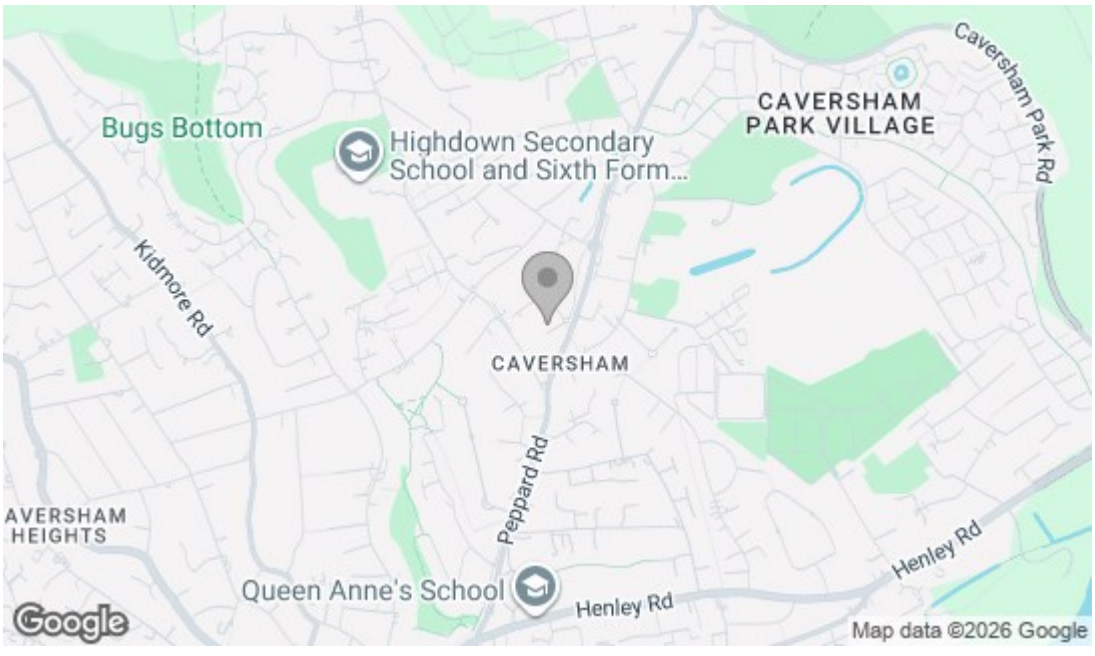
1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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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