



**Dickens Close  
Caversham, Reading, Berkshire RG4 5LZ**

**Chain Free £400,000**

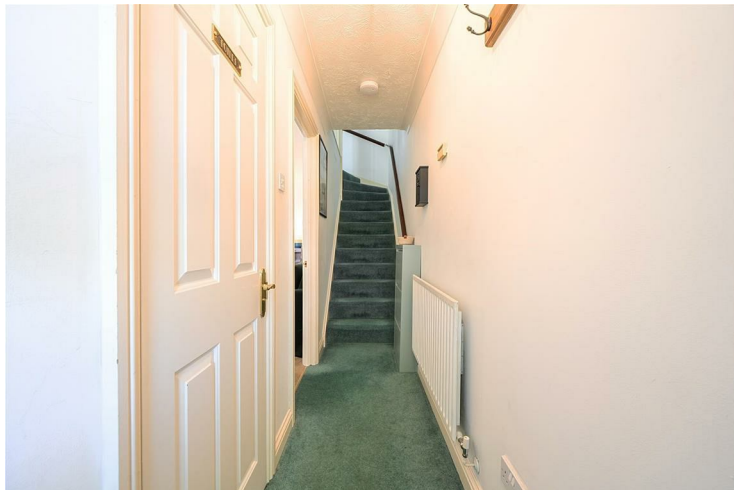
Ideally located for easy access to central Caversham and Reading mainline station with its fast links to London is this recently refurbished mid terraced house that is offered with NO ONWARD CHAIN. The property boasts a good sized living room, modern and stylish open plan kitchen and WC on the ground floor. On the first floor there are three bedrooms, two bathrooms and loft access. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To the front and side there is parking. To appreciate the space on offer call now to view.



## Dickens Close, Reading, Berkshire RG4 5LZ

- Chain free
- Modern open plan kitchen/diner
- Three good sized bedrooms
- Allocated parking
- Council tax band D
- Good sized garden
- Light and airy living room
- Two bathrooms and downstairs WC
- Easy reach to central Caversham and Reading mainline station
- EPC Rating C

### Hallway



A bright, carpeted entrance hall with doors to the WC, living room and stairs to the first floor.

### WC



WC with vinyl flooring, WC, sink and frosted window to the front of the property.

### Living room

16'7 x 11'5 (5.05m x 3.48m)



A bright and spacious living room with carpet, a large window to the front of the property and understairs storage.

### Kitchen/diner

14'8 x 10'1 (4.47m x 3.07m)



Stylish and modern kitchen diner with plenty of space for a dining room table and chairs, patio door to the garden and window overlooking the garden. The kitchen area has plenty of eye level and base units, lots of wooden work surfaces, tiled splashback, sink with drainer, built in oven, hob extractor, slimline dishwasher and fridge freezer with space for the washing machine.

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### Landing



Carpeted landing with doors to the bedrooms, bathroom and airing cupboard.

### Bedroom one

11'4 x 8'9 (3.45m x 2.67m)



A spacious double bedroom with a large window overlooking the front of the property, built in storage and door to the ensuite.

### Bedroom two

11'6 x 7'9 (3.51m x 2.36m)



A good sized, carpeted double bedroom with window with views of the garden.

### Bedroom three

9'9 x 6'5 (2.97m x 1.96m)



Carpeted bedroom with views of the garden.



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### Bathroom

8'1 x 6'2 (2.46m x 1.88m)



Family bathroom with vinyl flooring, bath with shower, sink and WC.

### En-suite



Spacious ensuite with tiled floor, shower, sink, WC and frosted window to the front of the property.

### Garden



Private and easily maintained South facing garden, mostly laid to lawn with patio area, gate for rear access and shed for storage.

### Services

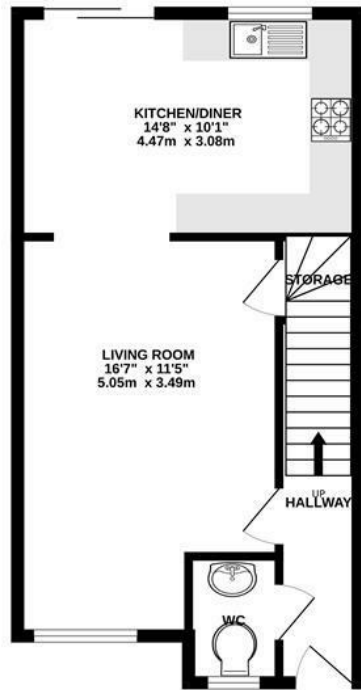
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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 misstatement. 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 Miroplan C2023

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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