



**Elliotts Way  
Caversham, Reading, Berkshire RG4 8BW**

**Chain Free £499,950**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE WITH THE POTENTIAL TO EXTEND (STP):** Set within this highly sought after area of Caversham that is walking distance from Reading mainline station & the Elizabeth line is this fantastic end of terrace house with **PARKING FOR TWO CARS**,

The property boasts three bedrooms and a bathroom on the first floor. On the ground floor there is a wonderful living room, separate modern kitchen and a guest WC. To the rear there is a larger than expected easy to main garden with side access. To appreciate the space on offer call now to view.

## Elliotts Way, Reading, Berkshire RG4 8BW

- Chain free
- Good sized kitchen
- Upstairs bathroom and guest WC
- Easy to maintain garden with side access
- EPC Rating C
- Central Caversham end of terrace house
- Three bedrooms
- Off road parking two cars
- Council Tax Band D
- Easy access to Reading mainline station

**Living room**  
18'8" x 14'1" (5.7 x 4.3)

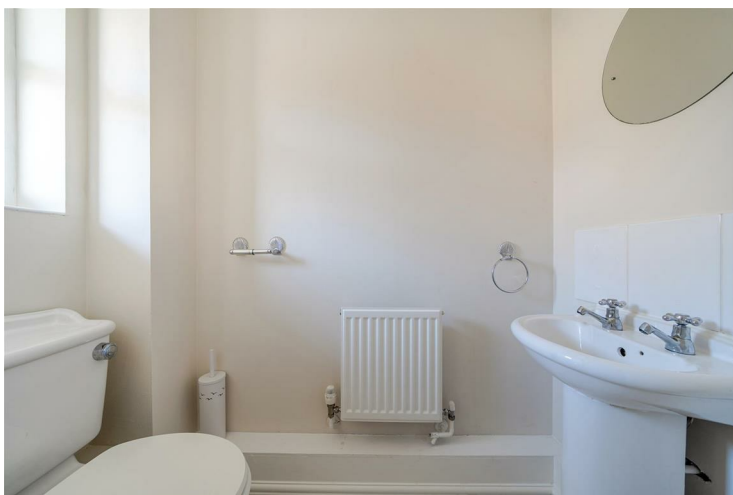


Lovely large dual aspect living room, with Karndean flooring. Double doors open out into the enclosed garden. Large under-stairs storage cupboard.

### Entrance Hall

A light welcoming hallway with Karndean flooring, doors to cloakroom, kitchen and living room and staircase

### Cloakroom



Frosted window to front, WC and sink, vinyl flooring.

### Kitchen

7'6" x 11'9" (2.3 x 3.6)



A modern kitchen with ample wall and base units. Roll top work surfaces with an in set sink and drainer, four ring gas hob, oven, extractor, fridge freezer, dishwasher and recess for a washing machine. Tiled floor, splash backs, window to the front and space for a small table and chairs.

### Landing



Carpeted landing with doors to all bedrooms and bathroom, airing cupboard and loft access.

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### Master Bedroom

14'5" x 10'9" (4.4 x 3.3)



A good sized room with ample fitted wardrobes, carpeted and two windows over looking the rear garden

### Bedroom Two

12'9" x 7'10" (3.9 x 2.4)



A carpeted double bedroom with one built in wardrobe, window overlooking the quiet street.

### Bathroom

7'6" x 5'7" (2.29m x 1.70m)



A modern bathroom comprising of paneled bath, wall mounted shower, wash hand basin, WC. part tiled walls and a frosted window to the side.

### Bedroom Three

8'10" x 6'6" (2.7 x 2)



A light and airy room with space for wardrobes and a window to the front.

**Garden**



An enclosed rear garden laid to patio with borders to side. Large shed at rear and side access gate, so easy access for bikes.

**Services**

Water. Mains

Drainage. Mains

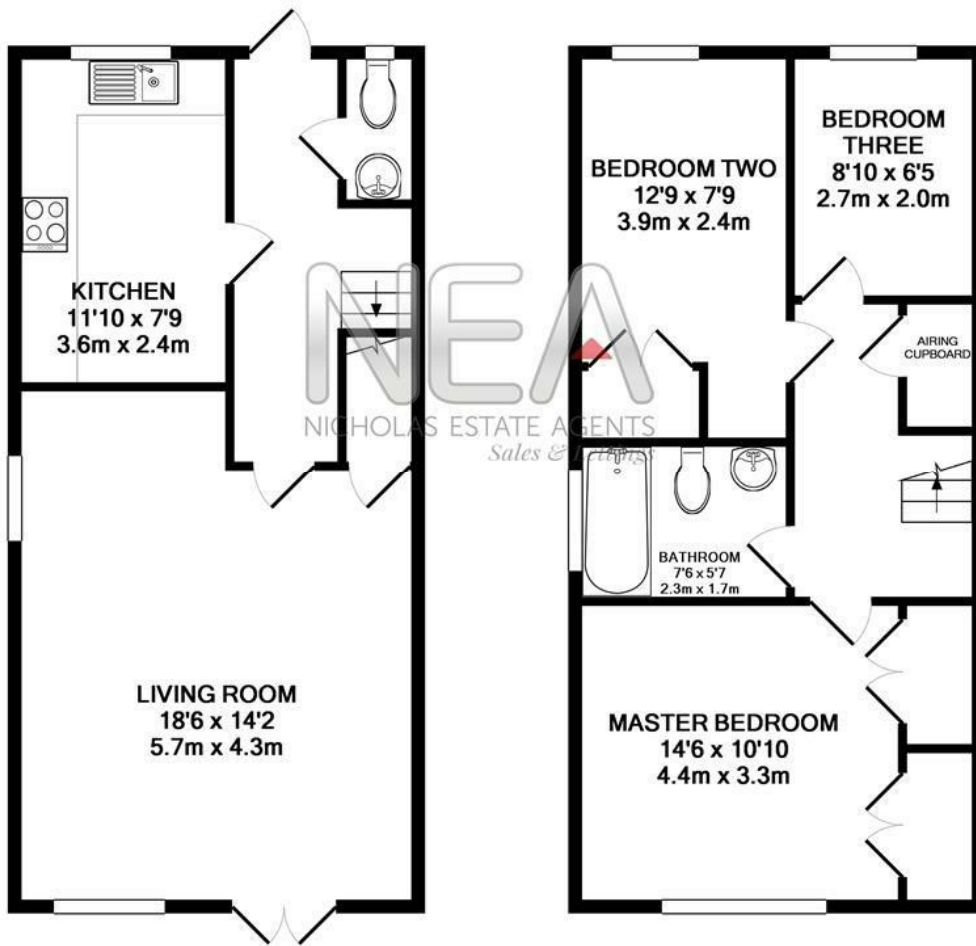
Electricity. Mains

Heating. Gas

Appliances: All the appliances are untested

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

Broadband. Superfast, information obtained from Ofcom



GROUND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

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) <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 energy efficient - higher running costs	86 72
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	85 70
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