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

Nelson Road
Caversham, Reading, Berkshire RG4 5AT

Guide Price £450,000

NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set with this sought after area of Caversham that offer easy access to central Caversham and Reading mainline station with its fast links to London is this well presented semi detached house. The property boasts three bedrooms and a modern bathroom on the first floor. On the ground floor there is a light and airy living room, stylish kitchen, dining room and a guest WC. To the rear there is an easy to maintain garden and to the front there is a good sized driveway with parking for several cars. To appreciated space on offer call now to view.

Nelson Road, Reading, Berkshire RG4 5AT

- Chain free
- Well presented semi detached house
- Three bedrooms
- Stylish bathroom and downstairs WC
- Light and airy living room
- Modern fitted kitchen & a seperate dining room
- South facing garden
- Drivway parking
- EPC rating C
- Council tax band D

Hallway
Wood effect flooring, stairs to the first floor and a door to the living room

Living room
12'7 x 12'0 (3.84m x 3.66m)

A good sized living room with a double gazed window to the front, wood effect flooring and a door to the kitchen.

Kitchen
12'8 x 10'0 (3.86m x 3.05m)

A modern kitchen with ample wall and base units, work surfaces with an inset sink and drainer, five ring gas hob, extractor, fitted fridge freezer, washing machine and dishwasher. Tiled floor, splash backs, double glazed door and window to the garden, under stairs storage and doors to:

WC
Comprising of a WV, wash hand basin, heated towel rail, tiled floor and a frosted window t the garden.

Dining room
11'11 x 8'4 (3.63m x 2.54m)

Offering views over the garden is this good sized room, tiled floor, ceiling s[t lights, door to the garage and garden.

Landing
Carpeted, loft access and doors to :

Bedroom one
12'9 x 10'4 (3.89m x 3.15m)

A light and airy room with a large double glazed window tom the front, carpeted and door to wardrobe.

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Bedroom two
9'2 x 8'2 (2.79m x 2.49m)

Offering view over the rear garden is this good sized room, carpeted and fitted wardrobes.

Bedroom three
8'2 x 6'6 (2.49m x 1.98m)

A light and airy room with wood effect flooring and and window over looking the garden.

Bathroom
7'10 x 5'1 (2.39m x 1.55m)
A modern and stylish bathroom comprising of a panelled bath with a wall mounted shoer, WC, wash hand basin, heated towel rail, extractor and tiled walls.

Garage
8'7 x 5'6 (2.62m x 1.68m)
Tiled floor, roller door, ceiling sport lights and a door to the dining room

Garden

An easy to maintain south facing garden that is partly laid to lawn with a raised decked terrace that is ideal for summer entertaining.

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

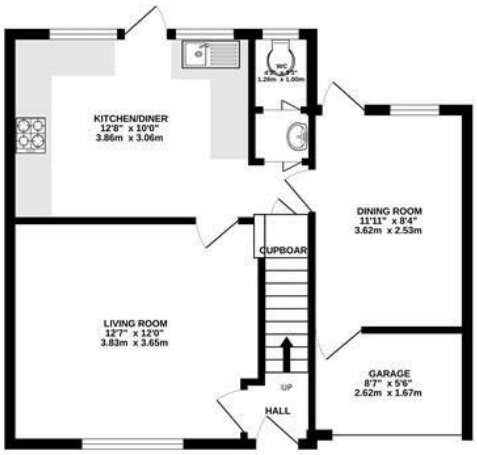
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

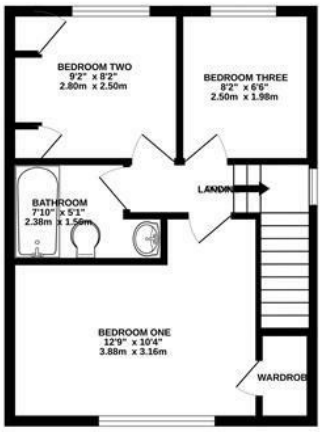
Driveway

A good sized driveway with space for several cars and door to the garage.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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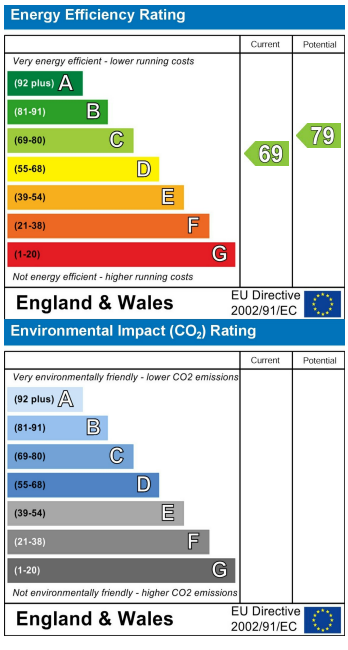

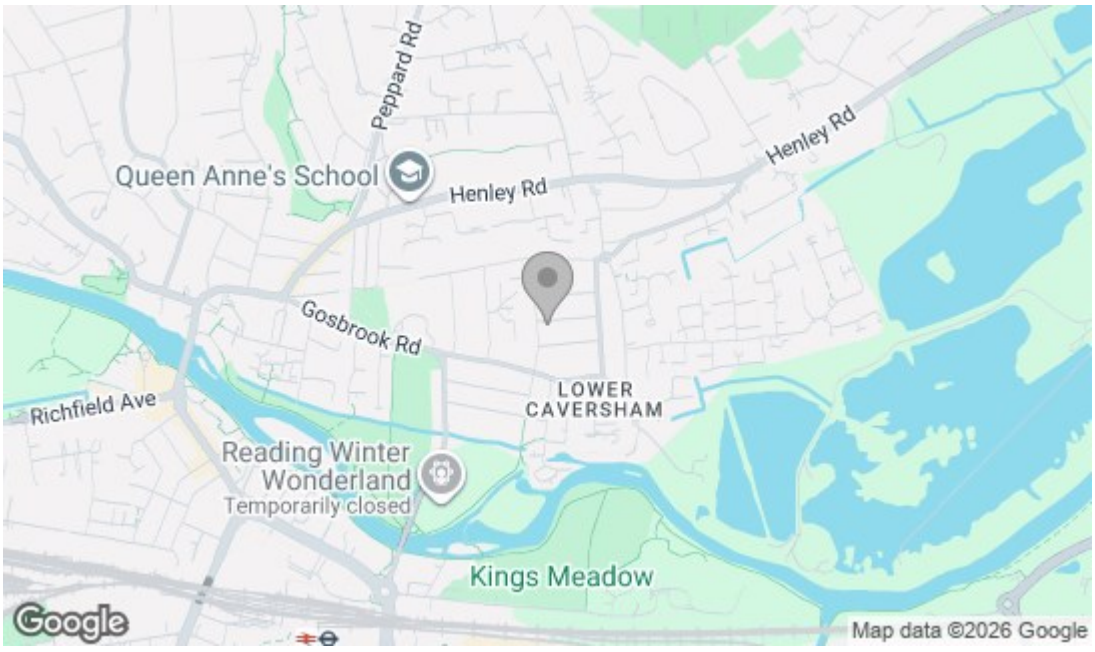

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