



**Sheridan Avenue  
Caversham, Reading, Berkshire RG4 7QD**

**Chain Free £425,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after area of Caversham is this well presented and recently redecorated semi detached house that offers easy access to public transport and to both Caversham and Reading town centres. On the first floor there are three bedrooms and a stylish bathroom. On the ground floor there are the living room, dining room and kitchen. To the rear there is a good sized easy to maintain garden and to the front there are both garage and driveway parking. The property is in the catchment for both Emmer Green and The Heights Primary schools. To appreciate the space on offer call now to view.

## Sheridan Avenue, Reading, Berkshire RG4 7QD

- No Chain
- Three good sized bedrooms
- Living and dining room
- Easy access to Caversham and public transport
- Council tax band D
- Semi detached house with potential to extend (STP)
- Good sized garden
- Quiet location
- Garage and driveway parking
- EPC Rating D

### Hallway



A bright and welcoming, carpeted hallway with doors to the living room and kitchen with stairs to the first floor.

### Living Room

12'10" x 11'8" (3.92 x 3.56)



A spacious, carpeted living room with a large bay window to the front of the property and open to the dining room.

### Dining Room

10'0" x 9'11" (3.06 x 3.03)



A good sized dining room with door to the kitchen, open to living room and big window overlooking the garden.

### Kitchen

9'11" x 8'11" (3.04 x 2.74)



Kitchen with vinyl flooring, built in larder, sink with drainer, space for cooker and fridge freezer with windows to the side and rear and doors to the dining room and the garden.

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## Landing



Carpeted landing with frosted window to the side of the property and doors to the bedrooms and bathroom.

## Bedroom one

11'9" x 9'11" (3.59 x 3.03)



A large, carpeted double bedroom with plenty of natural light from the large window overlooking the front of the property.

## Bedroom two

9'11" x 9'11" (3.04 x 3.03)



A good sized, carpeted double bedroom with built in wardrobes and a large window overlooking the garden.

## Bedroom three

8'2" x 6'10" (2.49 x 2.09)



A good sized, carpeted bedroom with window overlooking the front of the property.

## Sheridan Avenue, Reading, Berkshire RG4 7QD

### Bathroom

8'6" x 5'6" (2.6 x 1.68)



Bathroom with vinyl flooring, bath with shower, sink with storage and WC with frosted window to the side of the property.

### Services

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

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

Broadband. Ultrafast, information obtained from Ofcom

All appliances and services are untested.

### Garage

16'9" x 7'3" (5.13 x 2.21)



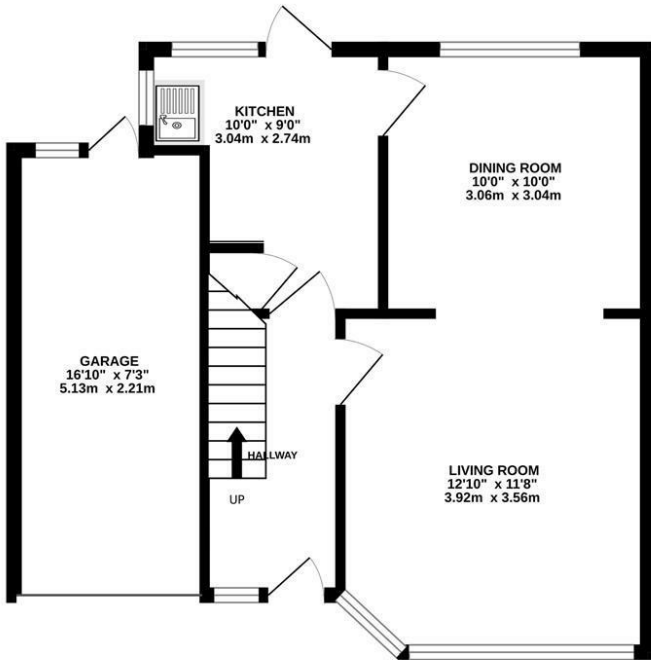
Single garage with door and window to the garden at the rear.

### Garden

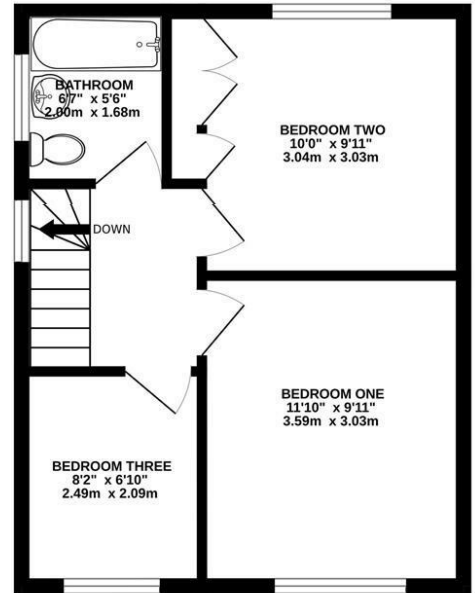


A peaceful and easy to maintain garden, mostly laid to lawn with patio area and doors to the kitchen and garage.

GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 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 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	
	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	
Current: <b>67</b>	Potential: <b>79</b>
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
EU Directive 2002/91/EC	
England & Wales	

