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

Redberry Close
Caversham, Reading, Berkshire RG4 6QF

£450,000

GUIDE PRICE £450,000 to £475,000: Situated within the quiet Cul de Sac in Caversham Park Village is its well-presented link detached house. The house boasts three double bedrooms and a stylish shower room on the first floor. On the ground floor, there is a West facing 'L' shaped living room, a modern fitted kitchen and a WC. To the rear there is a good-sized west facing garden that is perfect for summer entertaining, garage and a home office. To appreciate the space on offer call now to view.

Redberry Close, Reading, Berkshire RG4 6QF

- Great sized linked detached house
- A modern bathroom and downstairs WC
- West facing garden
- Home office / studio
- Council tax band D
- Three double bedrooms
- Great sized L shaped living room
- Garage & Driveway
- Modern kitchen
- EPC rating C

Hallway
A good sized hallway with wood flooring and doors to:

WC
A generously sized WC with tile effect flooring, frosted windows to the front and a wash hand basin with a tiled splash back.

Kitchen

A modern kitchen with ample wall and base units. Solid stone work surfaces with an inset 'Butler style' sink, mixer tap, induction hob, extractor, double oven, fridge/freezer and a slim line dishwasher. A double glazed window to the front allowing plenty of natural light, tiled floor and a door to the side.

Living room

A good sized 'L' shaped living room with double glazed doors and window overlooking the attractive west facing garden. Wood effect flooring, ceiling spot lights, under stairs storage and stairs to the first floor.

Landing

Carpeted, loft access and doors to:

Bedroom one

A good sized room with a double glazed window overlooking the rear garden, carpeted, space for wardrobes and door to the walk-in wardrobe.

Bedroom two

A light and airy room with a double glazed window over looking the attractive rear garden, carpeted and space wardrobes.

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Bedroom three

Offering views to the front is this light and airy room, fitted wardrobes and a cupboard housing the boiler.

Bathroom

A modern and stylish bathroom comprising of a good sized shower, WC, wash hand basin, frosted windows to the front and tiled walls.

Home office

A good sized home office that has double doors, a window to the garden and electricity.

Garden

An easy to maintain West facing garden that has a paved patio area that is perfect for those summer BBQ's, a raised decked area with space for a hot tub, garden shed, door to the home office and door to the garage.

Garage
A spacious garage with space for parking or great for storage.

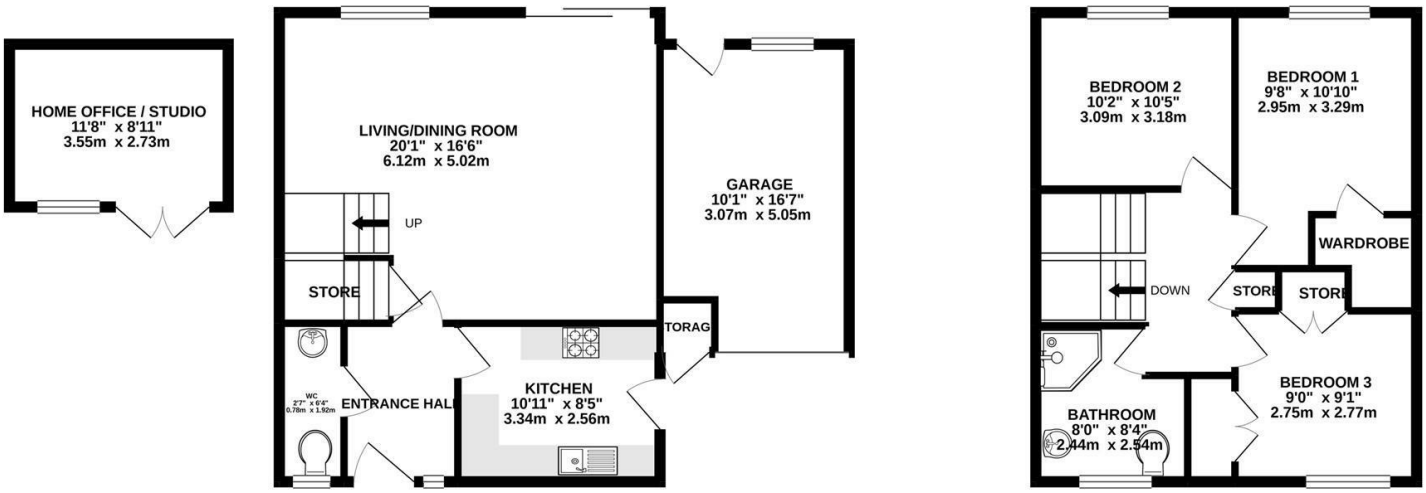
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Gas. Mains

Broadband. Ofcom-Ultrafast

Mobile phone: The owners are not aware of any mobile coverage restrictions.

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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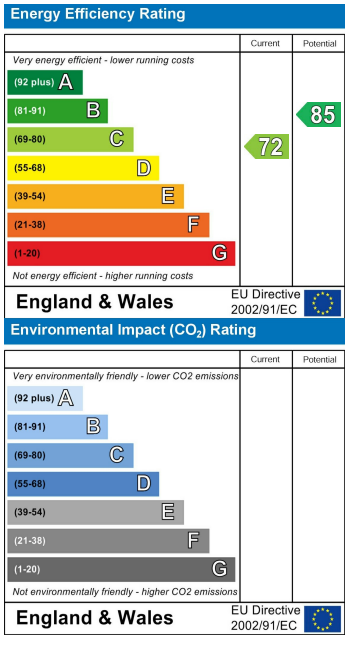

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