



4, Martin Cooper Close, Caversham, Reading
, RG4 6AE

£2,000 Per Month

Beville
ESTATE AGENCY

- Long term let
- Three bedrooms
- Close to Caversham centre
- Sought after location
- Two bathrooms
- New carpets and decorated throughout
- Garage

Spacious three bedroom semi detached house set in a private road, offering flexible accommodation on three floors with garage and off road parking. EPC: B

Built in 2014 it is presented in excellent order with new carpets and freshly decorated. Accommodation includes; entrance hall, cloakroom, 15ft kitchen/ breakfast room, sitting room, master bedroom with ensuite, two further bedrooms and family bathroom.

Noteworthy features include; uPVC double glazing, gas fired central heating with Megoflow pressurised system, fitted alarm, water softner, ample built in cupboards, off road parking, garage & private rear garden.

To The Front Of The Property brick paved drive leads to garage, providing off road parking, gated side access leads to:

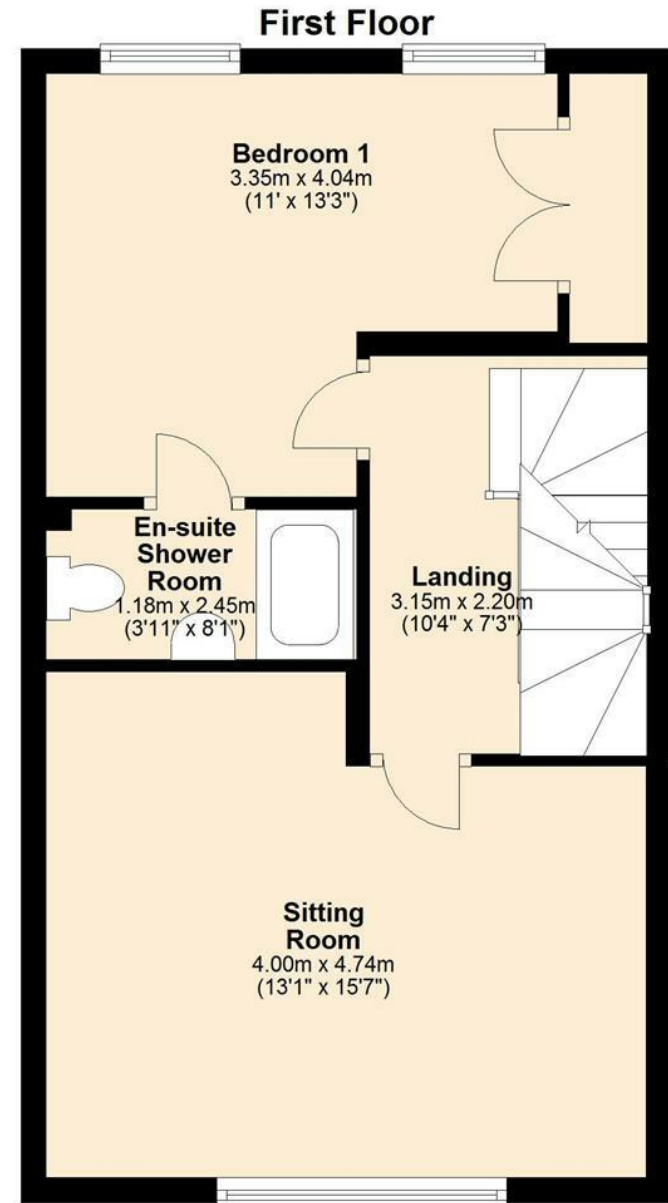
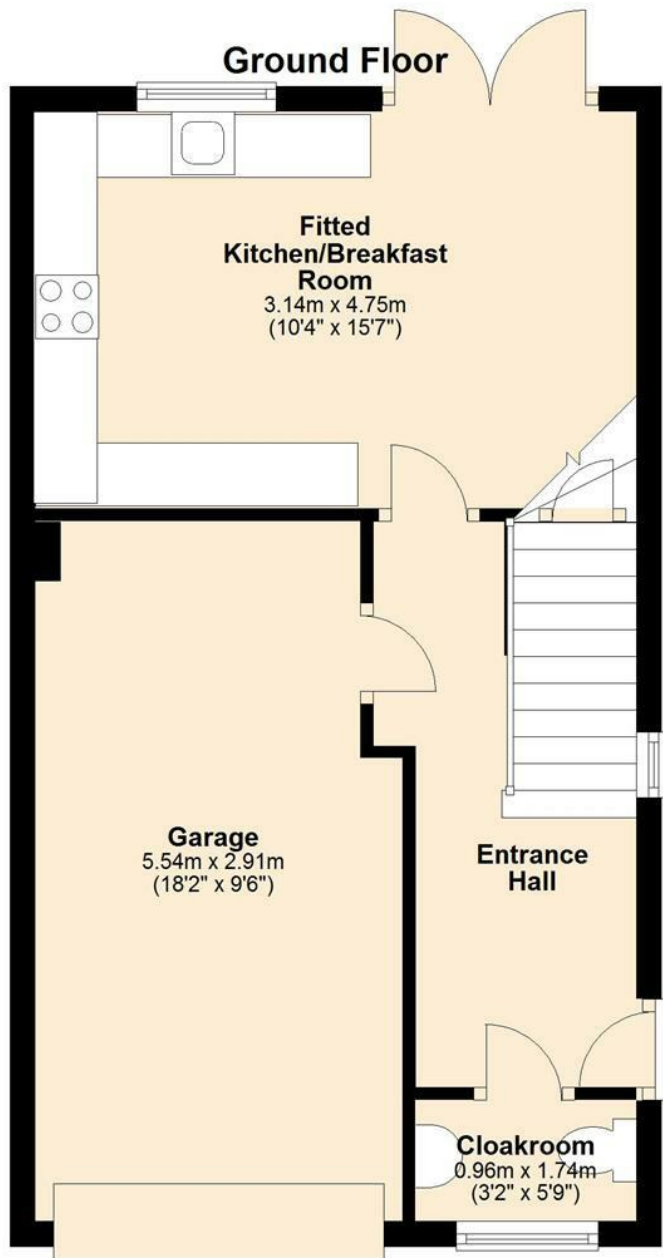
To The Rear Of The Property is a private & secluded garden, raised decking seating area with wooden railing, fully landscaped garden, paved patio, raised herb beds, enclosed with timber fencing.

Total Floor Area (not including garage): Approx. 1103sq.ft. (103m²)

Council Tax: Band ? (£)

Services: Mains gas, electricity, water & drainage.

Martin Cooper Place is a select development built by respected local builder, TA Fisher in 2014. Caversham is a highly sought after residential area on the Berkshire/ Oxfordshire border and enjoys the convenience of Reading town centre, which is well served with shops and amenities, whilst being close to the rural aspect of South Oxfordshire. There are good communication links with London Paddington less than 25 minutes from Reading Railway Station and easy access to the M4 and M40 motorways.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From the centre of Caversham proceed up Prospect Street, turning right at the lights into Henley Road, continue for ½ mile, turning right into Ruskin, follow the road round to the right, the property can be found on the left.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.