



**Dickens Close
Caversham, Reading, Berkshire RG4 5LZ**

Offers Invited £375,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: NO CHAIN: A modern three bedroom property situated within easy access of Caversham and Reading centres and situated near all the major transport links including Reading mainline train station. The property comprises entrance hall, cloakroom, lounge open to dining room and kitchen. Upstairs are two double bedrooms (master with ensuite), one single bedroom and a family bathroom. There are two allocated parking spaces and a private enclosed garden to the rear. Council tax band D. EPC rating C.

Dickens Close, Reading, Berkshire RG4 5LZ

- No Chain
- Modern mid-terrace house
- Spacious living room
- Downstairs WC
- Council tax band D
- Caversham area
- Three Bedrooms
- Two bathrooms
- Enclosed rear garden
- EPC rating C

Entrance Hall

Carpeted entrance hall with access to living room, downstairs cloakroom and stairs to the first floor

Cloakroom

Downstairs cloakroom, off the hall with WC and sink.

Living Room

15'5" x 11'5" (4.7 x 3.5)



Spacious carpeted living room with large and light window overlooking the front of the property and under stairs storage, archway to dining area. There is a new carpet going in this room.

Dining Room

9'10" x 7'6" (3.0 x 2.3)



Good sized dining room with laminate flooring. The dining room also gives access to the garden via French windows and has a door to the kitchen.

Kitchen

10'2" x 6'6" (3.1 x 2.0)



The kitchen has a window to the rear of the property over the sink and vinyl flooring. The white goods include washing machine, fridge freezer, four ring gas hob and extractor with a low level electric oven

Master Bedroom

11'5" x 8'10" (3.5 x 2.7)



Spacious carpeted master bedroom with window overlooking the front of the property, built in wardrobe and en-suite shower room.

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En-Suite to Master Bedroom



Shower cubicle, low level WC and pedestal sink and window to the front of the property

Bedroom Two

11'5" x 7'10" (3.5 x 2.4)



Carpeted double bedroom with window overlooking the garden

Bedroom Three

9'10" x 6'6" (3.0 x 2.0)

Carpeted single room with window overlooking the garden, ideal use as a children's bedroom or study.

Bathroom

8'2" x 6'2" (2.5 x 1.9)

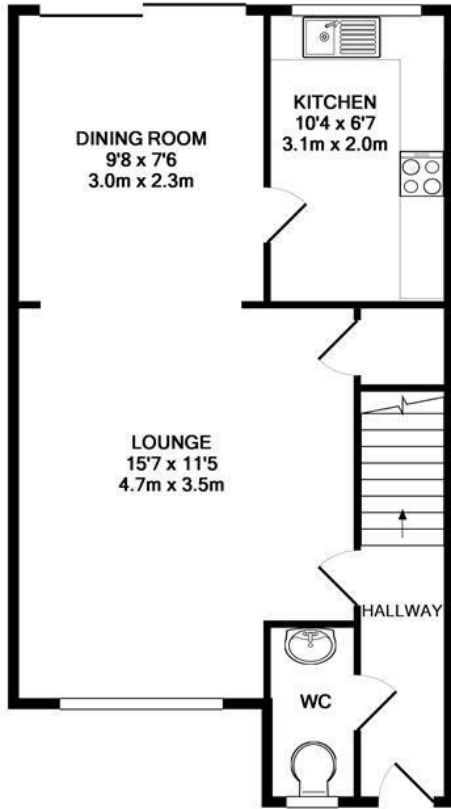


White suite with low level WC, pedestal sink and shower over the bath

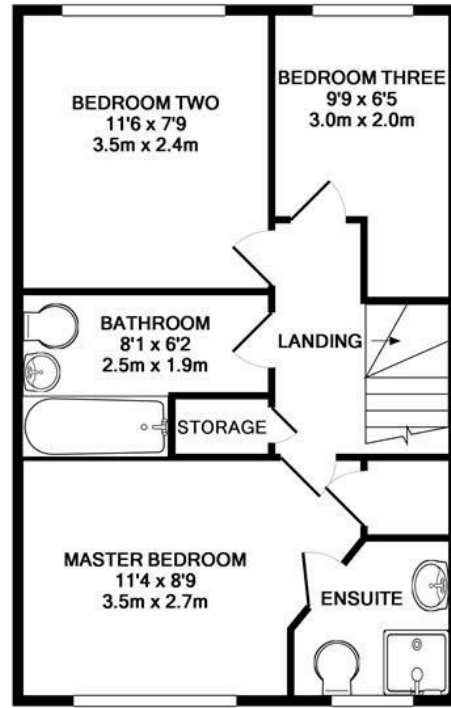
Garden



The good sized garden has a patio area immediately outside the house, rest laid to lawn. It also benefits from a shed with a rainwater collection butt.



GROUND FLOOR



1ST FLOOR

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	81
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	79
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

