



**Star Road  
Caversham, Reading, Berkshire RG4 5BE**

**£350,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after area of Caversham that offers easy access to central Reading and the local amenities is this well presented mid terraced house. The property boasts two double bedrooms, two reception rooms with wood flooring, modern kitchen and stylish bathroom. To the rear there is an easy to maintain garden that is ideal for those summer BBQ's. To appreciate the space on offer call now to view.



# Star Road, Reading, Berkshire RG4 5BE

- Mid terraced house
- Two light and airy reception rooms
- Stylish bathroom
- On street parking
- Council tax band C
- Two double bedrooms
- Modern kitchen
- Easy to maintain garden
- Easy access to Central Caversham & Reading mainline station
- EPC rating C

## Living room



A good sized room with a double glazed window to the front, wood flooring and a door to the dining room.

## Dining room



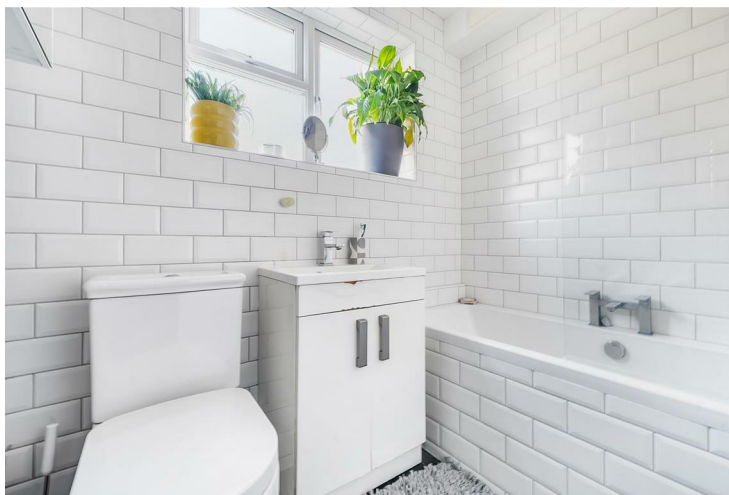
A spacious room with a double glazed window overlooking the garden, under stairs storage cupboard, stairs to the first floor and arch way to the kitchen

## Kitchen



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring gas hob, oven and extractor. Recess for the washing machine, dryer, dish washer and fridge freezer. There is a double glazed window to the side, tiled floor, splash backs and space for a small table. Door to the garden, cupboard housing the boiler and a door to the bathroom

## Bathroom



A modern bathroom comprising of a paneled bath with mixer tap, wall mounted shower, hand wash basin, WC and a heated towel rail. Tiled floor and a frosted window to the rear.

## Landing

Carpeted, loft access and doors to:

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### Bedroom one



entertaining. There is a paved patio area, shrub borders, brick BBQ and space for a garden shed to the rear.

Offering views to the front is this light and airy room, carpeted, storage cupboard and ample space for wardrobes.

### Bedroom two



Offering views to the rear is this good sized room, carpeted and fitted wardrobes.

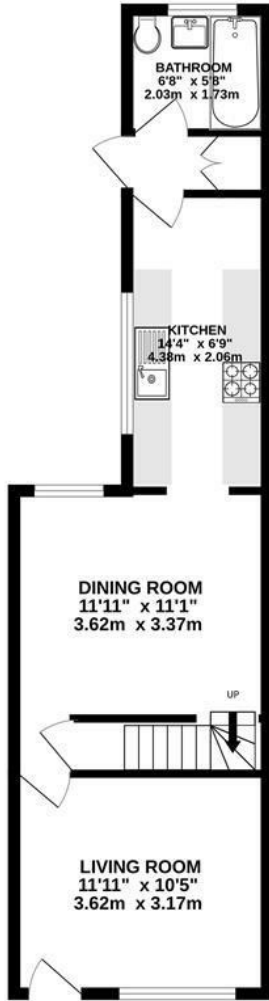
### Garden



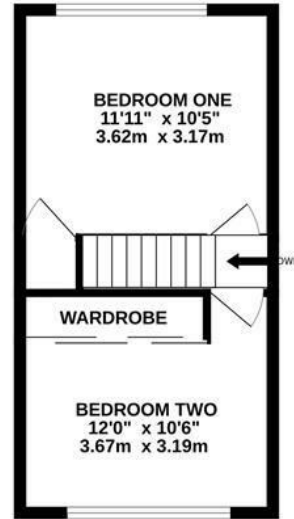
An easy to maintain garden that is perfect for summer



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
EU Directive 2002/91/EC		
England & Wales		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	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		
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