



**Send Road  
Caversham, Reading, Berkshire RG4 8EH**

**£325,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GREAT SIZED PRIVATE GARDEN & TWO GARAGES:** Set within this sought after area of Caversham that offers easy access to both central Caversham and Reading mainline station with its fast links to London is this light and airy ground floor maisonette with **NO SERVICE CHARGE**. The property boasts two double bedrooms, modern bathroom, stylish kitchen and a good sized living room. To the rear there is a great sized garden that is ideal for those summer BBQ's. To the side there is a garage and driveway, in addition there is a separate garage to the rear. To appreciate the space on offer call now to view.

## Send Road, Reading, Berkshire RG4 8EH

- Ground floor maisonette
- Modern & Stylish kitchen
- South East facing front garden
- Two garages & Driveway
- EPC rating C
- Two double bedrooms
- Bright living room
- Great sized, south west facing rear garden
- Easy reach to both central Caversham and Reading
- Council tax band B

### Hallway

A good sized hallway with ample storage cupboards and doors to:

### Living room

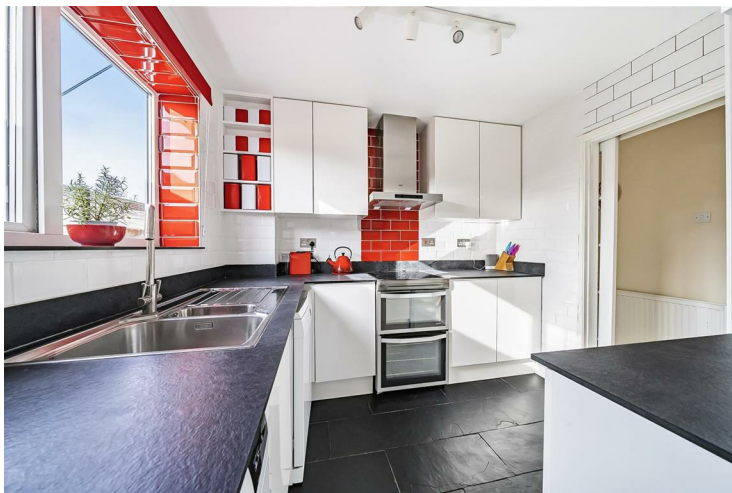
15'5 x 11'5 (4.70m x 3.48m)



A good sized living room with a large double glazed window to the front aspect offering plenty of natural light, radiator and door to the kitchen with views over the front garden.

### Kitchen

8'9 x 8'6 (2.67m x 2.59m)



A good sized kitchen with ample wall and base level units, work surfaces with inset sink and drainer. Recess for the hob and oven, fitted extractor, recess for fridge, freezer and washing machine, tiled splash backs and side aspect double glazed window.

### Bedroom one

13'0 x 11'1 (3.96m x 3.38m)



A bright and airy double bedroom with double glazed window over looking the attractive garden, radiator and a range of fitted wardrobes

### Bedroom two

13'3 x 12'3 (4.04m x 3.73m)



Offering views over the attractive rear garden is this spacious double bedroom with double glazed sliding patio doors to the rear, double glazed side aspect window and two radiators.

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## Bathroom

8'10 x 4'5 (2.69m x 1.35m)



A modern bathroom comprising of a panelled bath with mixer taps and wall mounted shower attachment, Wash hand basin with mixer taps, radiator, double glazed frosted side aspect window, tiled floor and part tiled walls.

## WC

Separate WC comprising of a low level W.C. radiator, tiled floor and part tiled walls, and side aspect window.

## Garden



A good sized South West facing garden that is perfect for summer entertaining. The garden is mainly laid to lawn and has a paved patio area. To the side there is a good sized shed and access to the garage and front driveway.

## Garage and driveway



Driveway parking for one car leading the single garage supplied with power and light with electric door, side door to garden and window overlooking the garden.

## Garage in block at rear

Additional single garage in the block at the rear of the buildings.

## Tenure

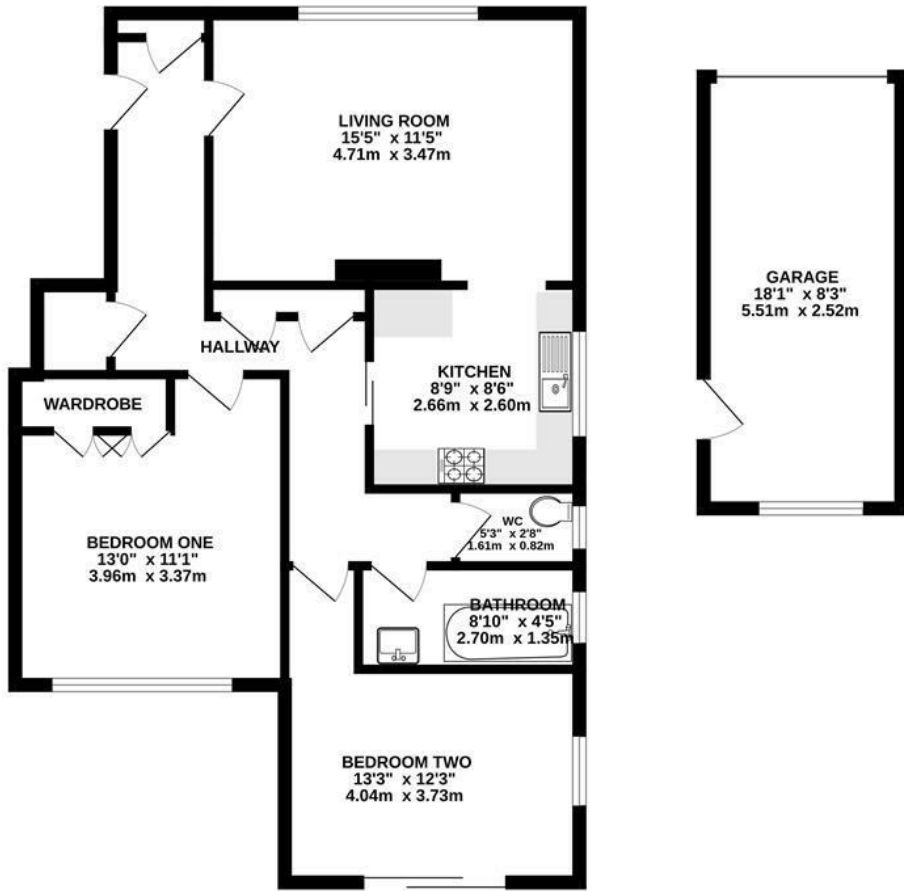
Current Lease: 99 years from 2010. Lease extension to 125 years with NO ground rent available. Call the office to discuss.

Ground rent: £200 PA

Service charge: £0

Ground rent for rear garage: £2 PA

GROUND FLOOR INCLUDING  
SIDE GARAGE  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 714sq.ft. (66.3 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>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 73                      | 76        |
| (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                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| 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>   |  |                         |           |
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