



**Rothwell Walk  
Caversham, Reading, Berkshire RG4 5DB**

**£389,950**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within the quiet area of Caversham is this well presented mid terraced house. The property boasts three double bedrooms and a stylish bathroom on the first floor. On the ground floor there is a modern kitchen / diner, separate living room, garden room, utility area and a guest WC. To the rear there is an easy to maintain south facing garden with rear access. To appreciate the space on offer call now to view.

## Rothwell Walk, Reading, Berkshire RG4 5DB

- Three double bedrooms
- Good sized kitchen /diner
- Garden room and utility area
- Downstairs WC
- EPC rating D
- Modern and stylish bathroom
- Light and airy living room
- South facing garden
- Easy access to central Caversham and Reading mainline station
- Council tax band C

### Utility area

Good sized room with laminate flooring, currently used for bike storage along with an additional freezer. Door leading to garden room.

### Garden room



A garden room with a door and large window overlooking the south facing garden.

### Hallway

A welcoming, carpeted hallway with doors leading to the WC, kitchen and living room with storage cupboard and stairs leading to the first floor.

### WC

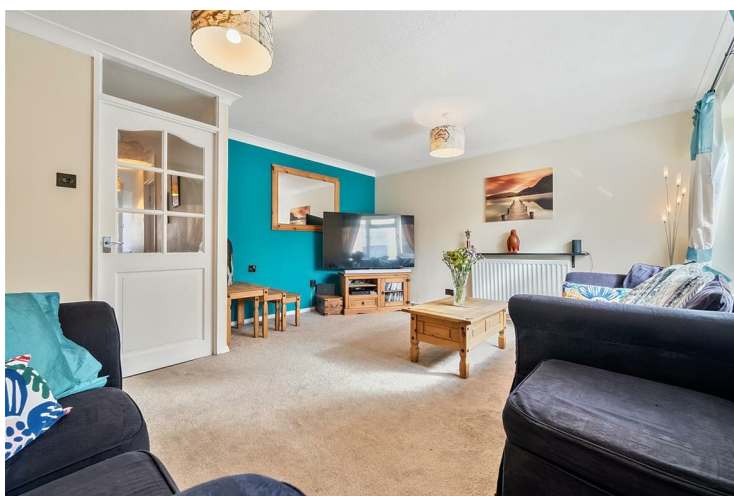
Downstairs WC with tiled floor, frosted window to the front of the property and wash hand basin.

### Kitchen / diner



Very good sized, smart and stylish kitchen/diner, with very large window to the front of the property, laminate flooring, good amounts of base and eye level cupboards, space for fridge freezer, washing machine and dishwasher along with a generous amount of room for a kitchen table and chairs.

### Living room

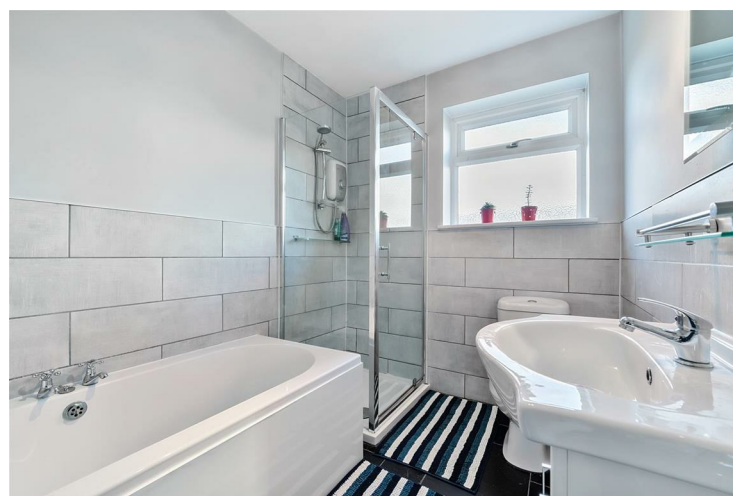


A spacious and comfortable, carpeted living room with a large window into the garden room and door leading to the utility area.

### Landing

Carpeted landing with built in storage and doors leading to the bedrooms and bathroom.

### Bathroom



Modern and stylish bathroom with tiled floor, part tiled walls, bath, separate shower cubicle, WC, sink with storage and good sized frosted window to the front of the property.

## Rothwell Walk, Reading, Berkshire RG4 5DB

### Bedroom one



Very spacious master bedroom with two built in wardrobes, carpet and very large window to the front of the property.



Garden with a good mixture of lawn and patio, shed and a gate for rear access. The garden gets a good amount of sun as it is South facing, so perfect for entertaining!

### Bedroom two



Large double bedroom with carpet and window overlooking the garden.

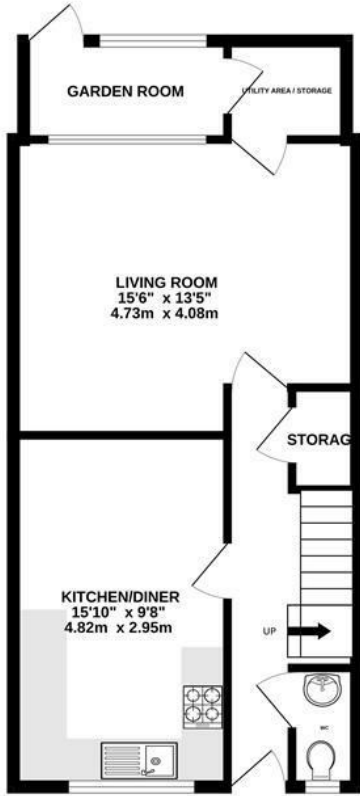
### Bedroom three



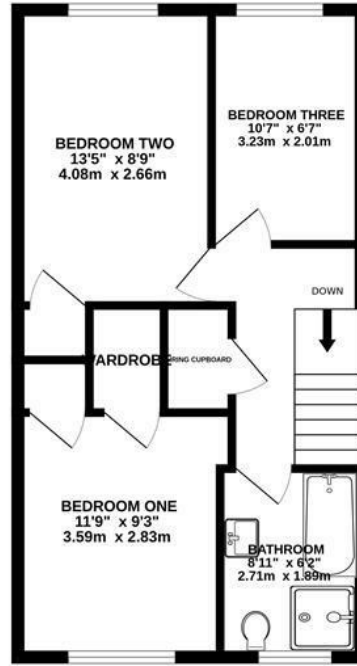
Carpeted double bedroom with window overlooking the garden.

### Garden

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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>		
(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 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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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