



**Fairfax Close  
Caversham, Reading, Berkshire RG4 6DA**

**£499,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Offering easy access to both central Caversham and Reading mainline station with its fast links to central London is this well maintained semi detached house. The property boasts three bedrooms, two bathrooms ( one en suite) on the first floor. On the ground floor there is a modern kitchen, large living room a garden room and WC. To the rear there is an easy to maintain garden and a paved patio area. There is a front garden and separate driveway for two cars. To appreciate the space on offer call now to view.

## Fairfax Close, Reading, Berkshire RG4 6DA

- Easy access to central Caversham
- Modern three bedroom semi detached house
- Modern fitted kitchen
- Garden room
- Two bathrooms and guest WC
- EPC rating C
- Council tax band D
- Bright living room
- Wood flooring
- Easy to maintain garden
- Council tax band D

### Front garden



Laid to lawn with side access to the rear garden.

### Hallway

A good sized hallway with wood flooring, stairs to the first floor, coat cupboard and doors to:

### Kitchen

12'5 x 6'11 (3.78m x 2.11m)



A modern kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring gas hob, extractor, double oven, fridge freezer, dishwasher and a wall mounted boiler. Space for the washing machine, ample space for a table, window to the front and tiled floor.

### WC

Comprising of a WC, wash hand basin and a window to the front.

### Living room

14'10 x 13'0 (4.52m x 3.96m)



A light and airy living room with double glazed window and doors to the garden room and views over the attractive garden. Wood flooring and storage cupboard.

### Garden room

14'4 x 8'11 (4.37m x 2.72m)



Offering views over the patio and garden is this light and airy room, wood flooring, double glazed windows and doors to the garden

### Landing

Carpeted, loft access, airing cupboard and doors to:

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### Bedroom one

11'7 x 8'10 (3.53m x 2.69m)



A light and airy room with double glazed window to the front, ample fitted wardrobes and door to the en suite.

### En suite

7'1 x 3'3 (2.16m x 0.99m)



Comprising of a shower cubicle with wall mounted fittings, WC, wash hand basin, tiled floor and window to the front.

### Bathroom

7'9 x 4'3 (2.36m x 1.30m)



A modern bathroom comprising of a paneled bath with wall mounted shower, WC and a wash hand basin. Tiled floor and a frosted window to the side.

### Bedroom two

10'7 x 7'11 (3.23m x 2.41m)



Offering views over the attractive garden is this good sized room with ample space for wardrobes.

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### Bedroom three

7'4 x 6'8 (2.24m x 2.03m)



A bright room with a double glazed window to the rear. Ample space for wardrobes.

### Garden



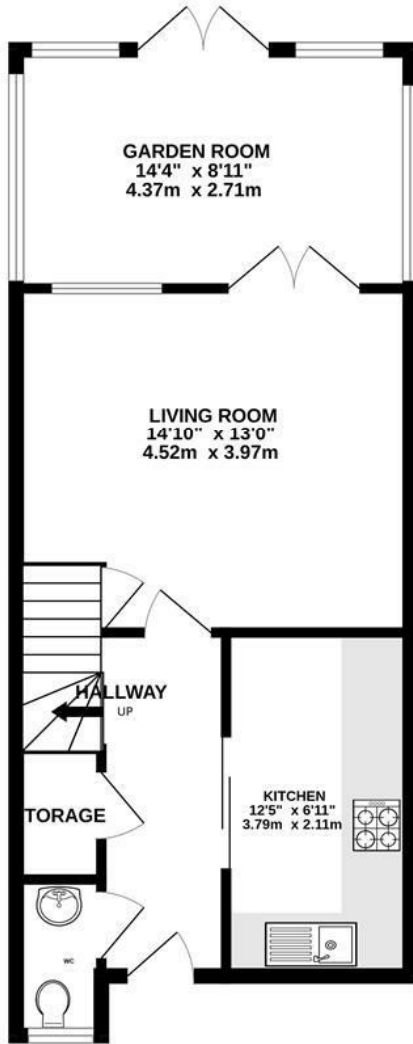
A good sized garden with a paved patio area and side access. The garden is easy to maintain, laid to lawn and space for a shed to the rear

### Broadband provider

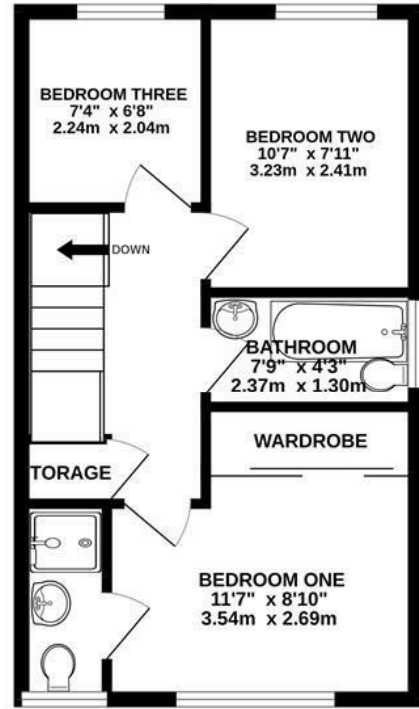
The current provider is Sky.

<https://checker.ofcom.org.uk/>

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



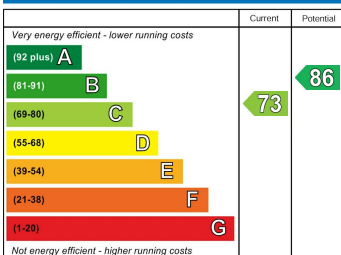
1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

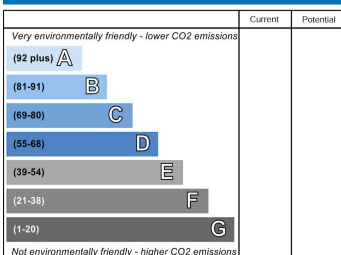
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



**England & Wales** EU Directive 2002/91/EC

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



**England & Wales** EU Directive 2002/91/EC

