



**Alston Walk
Caversham, Reading, RG4 5DD**

Chain Free £375,000

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 good sized kitchen / diner, separate living 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.

Alston Walk, Reading, RG4 5DD

- Mid terraced house
- Easy access to the center of Caversham
- Good sized bathroom and separate WC
- Three good sized bedrooms
- Kitchen / diner
- Bright living room
- Good sized south facing garden
- EPC Rating C
- Council Tax band C
- Chain free

Entrance Hall

Spacious and welcoming entrance hall with wooden flooring, stairs to first floor, doors to living room, kitchen and cloakroom. Large under stairs cupboard, plus cupboard housing utilities.

Kitchen/dining room

16'8" x 9'6" (5.1 x 2.9)



Large kitchen/dining room with plenty of space for a dining table, plenty of worktop and cupboard space, large window to front, built in extractor, space for oven, washing machine and dishwasher.

Living room

15'5" x 13'5" (4.7 x 4.1)



Large carpeted living room with French doors to the garden, door to rear porch.

Cloakroom

A downstairs cloakroom with vinyl floor, WC and sink with frosted window to the front of the property

Rear lobby

Wooden floor rear lobby with frosted window and frosted door to garden.

Bedroom One

11'9" x 9'6" (3.6 x 2.9)



Double carpeted bedroom at front of property with large built in wardrobes and large window overlooking the front of the property.

Bedroom Two

13'5" x 9'6" (4.1 x 2.9)



Large double carpeted bedroom at rear of property with built in wardrobe and large window overlooking the garden.

Bedroom Three

10'5" x 5'10" (3.2 x 1.8)

Carpeted bedroom with window overlooking the garden.

Bathroom



Good sized bathroom with vinyl flooring, shower cubicle, bath with shower over, sink, WC

Landing

Carpeted landing, doors to all bedrooms and bathroom, large cupboard housing boiler.

Rear garden



Enclosed rear garden, mainly laid to grass with side borders. Shed at rear. Large gates at back which would permit access for a car to back at rear of garden.

Services

Water. Mains

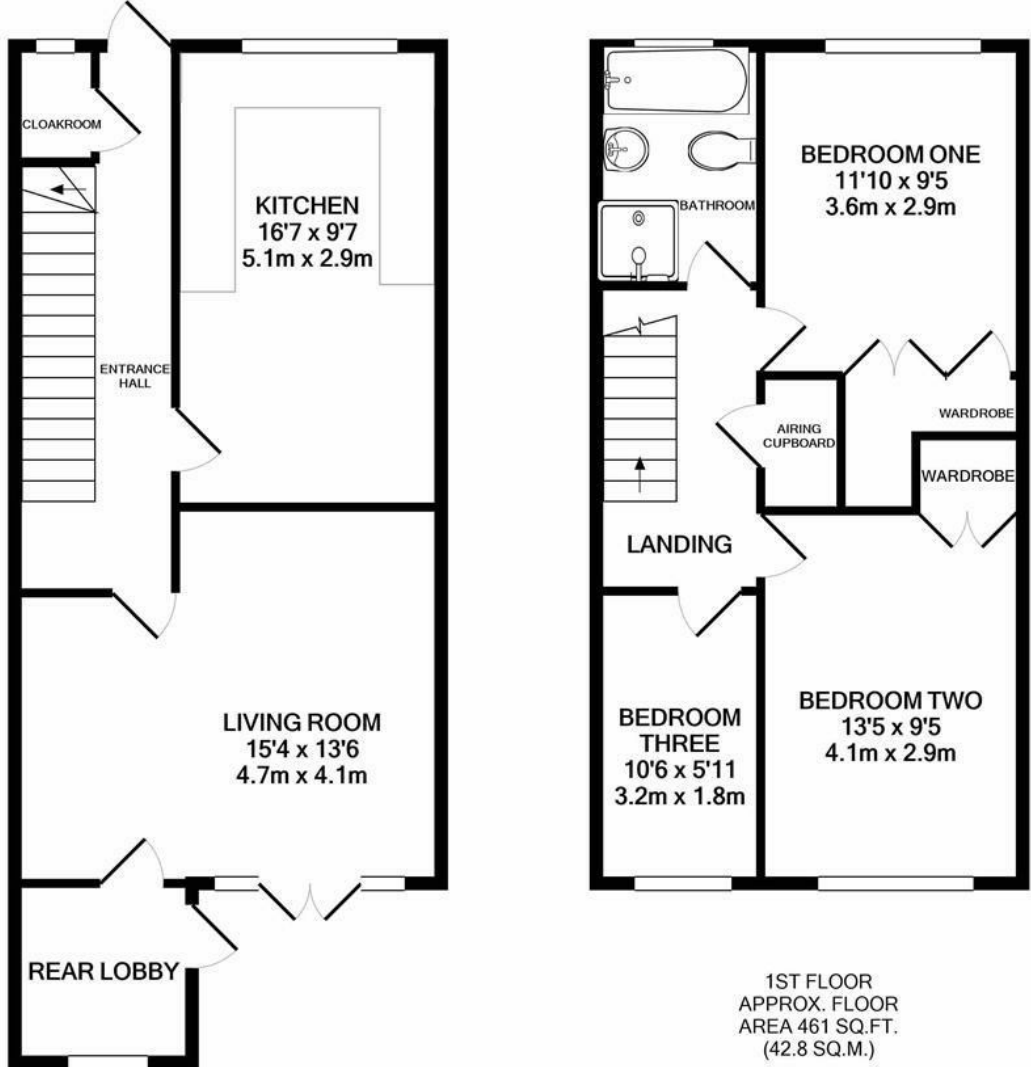
Drainage. Mains

Electricity. Mains

Gas. Mains

Broadband. Ofcom-Ultrafast

Mobile phone: The vendor is not aware of any restricted coverage



TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)

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	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>71</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p> <p>69</p>
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