



**All Hallows Road  
Caversham, Reading, Berkshire RG4 5LL**

**Offers Invited £450,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after and quiet development that offers easy access to both central Reading & Caversham is this good sized modern town house. The property is laid out over three floors and on the upper floors there are three double bedrooms and two bathrooms. On the ground floor there is a modern and stylish kitchen, WC and a good sized open plan living / dining room. To the rear there is an easy to maintain garden and an allocated parking space. To appreciate the space on offer call now to view.

## All Hallows Road, Reading, Berkshire RG4 5LL

- Three storey modern town house
- Two bathrooms & three Wc's
- Light and airy living room
- Allocated parking
- EPC rating C
- Three double bedrooms
- Modern & stylish kitchen
- Easy to maintain garden
- Easy access to central Caversham & Reading mainline station
- Council tax band E

### Hallway

A good sized hallway with a storage cupboard and doors to:

### Kitchen

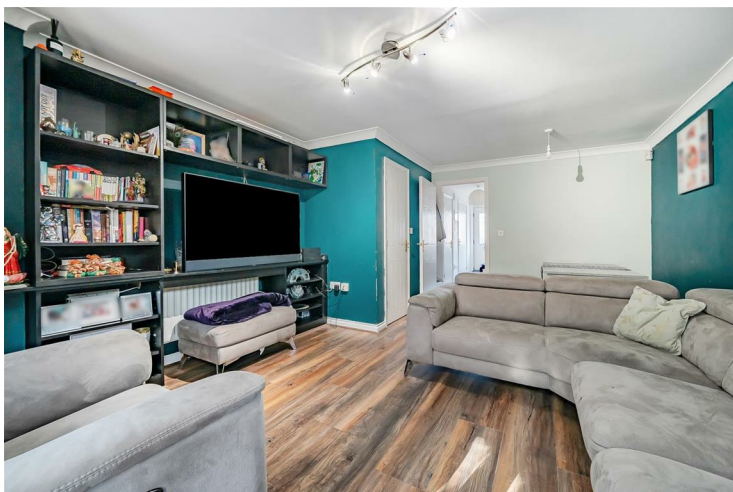
11'11" x 6'1" (3.65 x 1.86)



A modern and stylish kitchen with ample wall and base units. Ample work surfaces with an inset stainless steel sink, four ring gas hob, oven, extractor, built in dishwasher and microwave, recess for the fridge freezer, washing machine and dryer. Tiled floor and window to the front.

### Living / dining room

17'9" x 12'10" (5.42 x 3.92)



A light and airy room with double glazed patio doors to the garden, wood effect flooring and a storage cupboard.

### WC

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

### First floor landing



Carpeted, stairs to the top floor and doors to:

### Bedroom two

12'10" x 10'2" (3.92 x 3.1)



A light and airy room with a double glazed bay window to the front, wood floor and ample space for wardrobes

### Bedroom three

12'10" x 10'5" (3.92 x 3.2)



A good sized room with a window overlooking the garden, wood floor and ample space for the wardrobes.

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## Bathroom



A modern bathroom comprising of a paneled bath, wall mounted shower, wash hand basin and WC. Part tiled walls and a tiled floor.

## Top floor landing

Carpeted and doors to:

## Shower room



A modern and stylish shower room comprising of a modern shower, WC, wash hand basin, tiled floor and part tiled walls. Velux window to the rear.

## Bedroom one

12'10" x 12'6" (3.92 x 3.83)



A light and airy room with a double glazed dormer window to the front, wood floor, storage cupboard, cupboard housing the hot water cylinder and door to the dressing room

## Dressing room

A good sized walk in dressing room. Carpeted.

## Garden



An easy to maintain garden that is laid to lawn with rear access and a paved patio area that is ideal for summer entertaining.

## Parking

An allocated parking space to the rear.

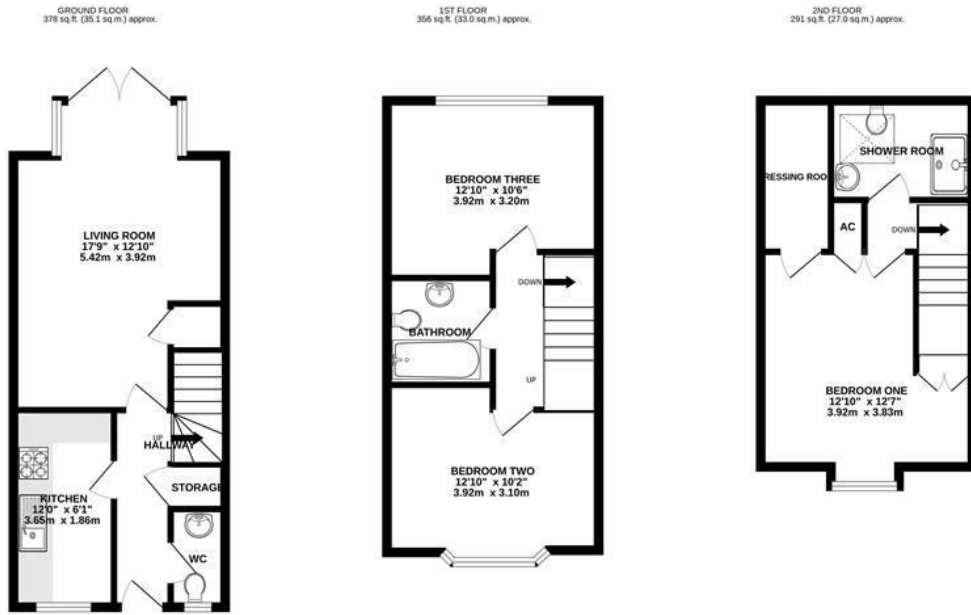
## Service & Estate charge

Estate charge; £538.07 PA

Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>75</b> <b>86</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

