



**Tenby Avenue
Caversham, Reading, Berkshire RG4 6QG**

Guide Price £450,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: AN EXTENDED SEMI DETACHED HOUSE ON A LARGE CONER PLOT: Situated on this larger than expected corner plot in this sought after area of Caversham Park Village is this extended house. The property boasts three double bedrooms and a modern bathroom on the first floor. On the ground floor there is a great sized extended living room, dining room and an extended kitchen. To the front there is a driveway and garage. There is a good sized garden that is perfect for summer entertaining. To appreciate the space on offer call now to view.

Tenby Avenue, Reading, Berkshire RG4 6QG

- Chain free
- An extended house
- Modern bathroom
- An extended modern kitchen
- Council tax band C
- Good sized corner plot with a great garden
- Three double bedrooms
- Large living room and a separate dining room
- Driveway parking and a garage
- EPC rating D

Hallway



From the front door, you enter the property through the entrance into the welcoming hallway which has a storage cupboard and doors leading to the kitchen and dining room with stairs leading to the first floor.

Kitchen

18'1 x 6'11 (5.51m x 2.11m)



A modern and stylish kitchen with tiled floor, built in microwave, oven, hob and extractor with space for a fridge freezer, dishwasher and washing machine and a good sized window overlooking the front of the property.

Dining room

12'11 x 11'11 (3.94m x 3.63m)



Very spacious dining room with period parquet flooring, a large window overlooking the rear garden, double doors leading to the living room and a good amount of under stair storage.

Living room

21'0 x 12'11 (6.40m x 3.94m)



Light and airy, extended, carpeted living room with a big window overlooking the front garden, feature fireplace and door to the rear garden.

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Landing



Carpeted landing with built in storage, doors to bedrooms, WC and bathroom.

Bedroom one

13'0 x 9'9 (3.96m x 2.97m)



Carpeted double bedroom with built in double wardrobe and large window to rear.

Bedroom two

10'1 x 10'1 (3.07m x 3.07m)



Carpeted double bedroom with window to the rear.

Bedroom three

9'7 x 9'6 (2.92m x 2.90m)



Carpeted double bedroom with large window overlooking the front garden, built in double wardrobe and built in airing cupboard housing the boiler and hot water tank.

Bathroom

8'9 x 6'4 (2.67m x 1.93m)



Smart and modern tiled bathroom with bath, separate shower, sink, WC and frosted window to the front of the property

Garage

Built in single garage with light and power with an up and over garage door.

Garden



The gated drive leads to the garage and a neat and mature garden, mostly laid to lawn, with good patio area and shed. The property does also have a small rear garden too.

Services

Water: Mains

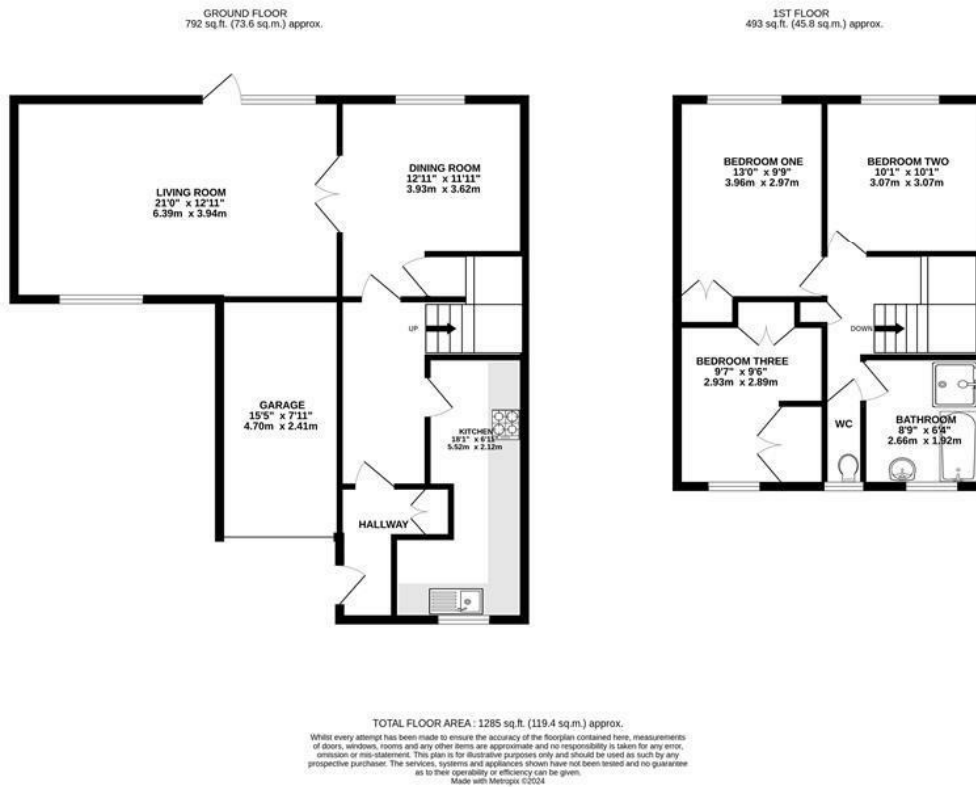
Drainage: Mains

Electric: Mains

Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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