



Ruskin
Caversham, Reading, Berkshire RG4 6LE

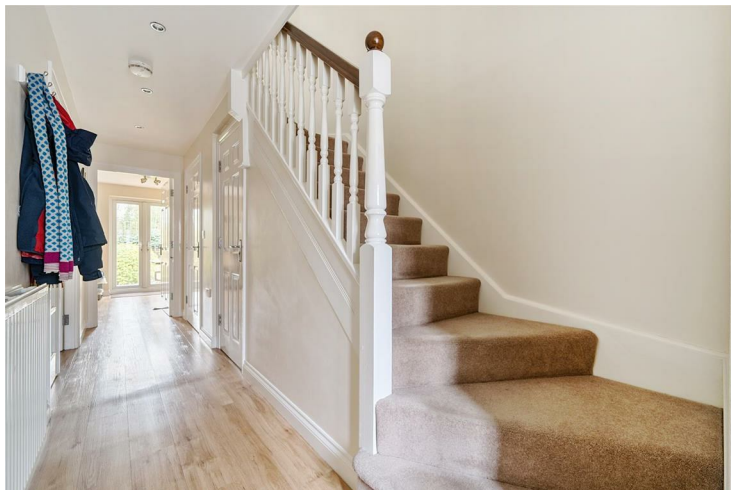
£470,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet cul-de-sac that offers easy access to the centre of Caversham is this three storey semi-detached house. The property boasts generous living space that includes two reception rooms, a kitchen / diner, three double bedrooms and two bathrooms. In addition there is a guest WC and ample storage. To the rear there is an easy to maintain garden overlooking woodland. To the side there is driveway parking and a garage. To appreciate the space on offer call now to view.

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- Three storey semi-detached house
- Three double bedrooms
- Two bathrooms (one en-suite)
- Light and airy living room
- Kitchen/diner
- Separate dining room
- Garage & driveway parking
- Garden
- EPC rating C
- Council tax band E

Hallway



A good sized hallway with wood effect flooring, under stairs storage, stairs to the first floor and doors to:

WC

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

Dining room / family room

14'5 x 8'5 (4.39m x 2.57m)



A light and airy room with a double glazed window to the front allowing plenty of natural light, wood effect flooring and ceiling spot lights.

Kitchen / diner

15'2 x 12'0 (4.62m x 3.66m)



A light and airy kitchen / diner with ample wall and base units with roll top wood effect work surfaces. Inset stainless steel sink and drainer, four ring gas hob, double oven and dishwasher. Recess for the fridge freezer and washing machine. Wood effect flooring, double glazed window and patio doors overlooking the attractive garden.

First floor landing



Carpeted, window to the front, storage cupboard, stairs to the first floor and doors to:

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Living room

15'3 x 11'3 (4.65m x 3.43m)



Offering views over the rear garden and woodland is this light and airy room. Wood flooring and two double glazed windows.

Bedroom three

9'9 x 8'7 (2.97m x 2.62m)



Offering views to the front, carpeted and ample space for wardrobes.

Bathroom

8'7 x 5'3 (2.62m x 1.60m)



A modern and stylish bathroom comprising of a panelled bath, wall mounted shower, WC, wash hand basin and a heated towel rail. Tiled floor, tiled walls and an extractor fan.

Top floor landing

Carpeted, cupboard housing the boiler and doors to:

Bedroom one

15'7 x 11'11 (4.75m x 3.63m)



A good sized room with a double glazed window overlooking the attractive woodland, carpeted, ample space for wardrobes and door to the en suite.

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En-suite

10'1 x 2'4 (3.07m x 0.71m)



Comprising of a shower cubical, WC, wash hand basin. Part tiled walls, heated towel rail and an extractor.

Bedroom two

12'10 x 11'8 (3.91m x 3.56m)



A spacious room with ample space for wardrobes a double glazed window to the front and carpeted.

Garden



An easy to maintain garden that has a paved patio area that is ideal for those summer BBQ's. The garden is mainly laid to lawn with shrub borders. The garden offers views over the woodland to the rear. Door to the garage.

Garage

17'8 x 9'0 (5.38m x 2.74m)

A good sized garage with parking to the front.

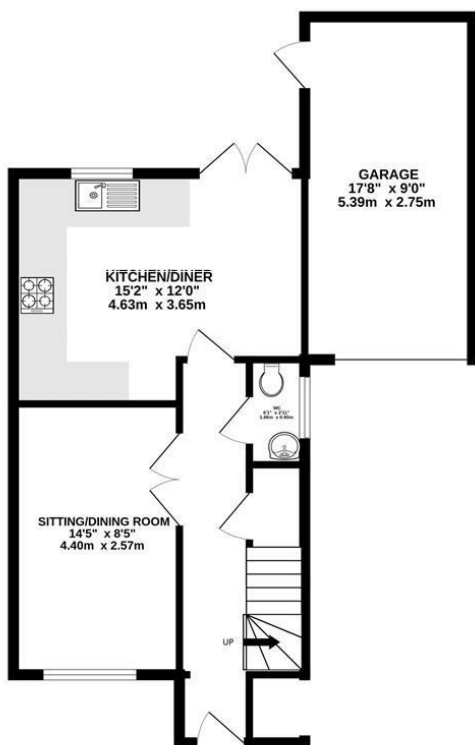
Services

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

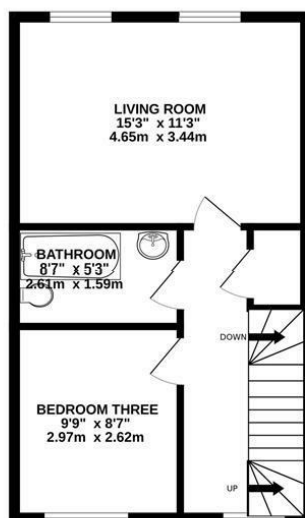
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

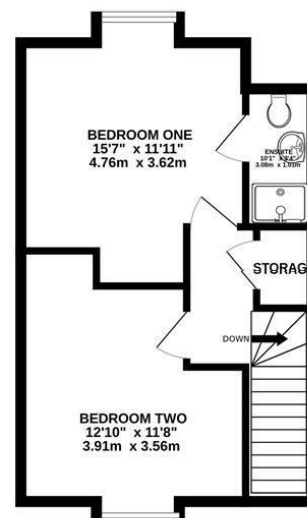
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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) A		87
(81-91) B		
(69-80) C	78	
(55-68) D		
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

