



**Elliotts Way
Caversham, Reading, Berkshire RG4 8BF**

Chain Free £525,000

GUIDE PRICE £550,000 to £575,000: Located only moments from the centre of Caversham and the picturesque River Thames is this extended and stylish end of terrace house. The property boasts three bedrooms and a modern bathroom on the first floor. On the ground floor there are two great sized reception rooms and Bi-Fold doors that open to the garden. There is a stylish semi open plan kitchen and guest WC.

To the rear there is an easy to maintain Southwest facing garden and to the front there is parking for two cars. To appreciate the space on offer call now to view.

Elliotts Way, Reading, Berkshire RG4 8BF

- Chain free end of terrace house
- Moments from central Caversham and The River Thames
- Three bedrooms & a stylish bathroom
- Second reception with Bi Fold doors
- Modern & stylish open plan kitchen
- Great sized living room with underfloor heating
- Parking for two cars
- Good sized west facing garden
- EPC rating D
- Council tax band D

Hallway

A bright and welcoming entrance hall with stone tiles, stairs to the first floor and doors to the kitchen, living room and WC.

WC

Tiled floor with frosted window to the front of the property, WC and sink.

Kitchen

11'5" x 7'9" (3.48 x 2.38)



A very spacious and well equipped, modern kitchen with stone work surfaces, Belfast sink, stone tiled floor, built in washing machine, dishwasher, fridge, oven, induction hob and extractor. The kitchen is open to the living room.

Living room

17'11" x 14'6" (5.48 x 4.43)



A great sized living room with stone tiled floor and underfloor heating, windows to the side and into the garden room and built in storage under the stairs with double doors leading to the garden room.

Garden room

12'0" x 10'3" (3.66 x 3.14)



A very bright and airy garden room with large windows overlooking the garden, to both sides of the room and to both sides as well as two large skylights, allowing as much natural light as possible. The garden is accessed by bi-fold doors.

Landing

Good sized landing with doors leading to the bedrooms, bathroom, airing cupboard and additional built in storage.

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Bedroom one

12'4" x 10'7" (3.77 x 3.25)



A large, double bedroom with carpet, two double wardrobes built in and a big window overlooking the garden.

Bedroom three

8'11" x 6'9" (2.74 x 2.06)



Carpeted bedroom with window overlooking the front of the property.

Bedroom two

13'1" x 7'9" (3.99 x 2.38)



A good sized double bedroom with built in double wardrobe and window to the front of the property.

Bathroom

6'11" x 5'7" (2.12 x 1.72)



A bright and stylish bathroom with tiled floor, sink, WC, bath with shower, two built in cupboards, window to the side of the property and heated towel rail.

Garden



A neat and easy to maintain garden with a good mix of borders and lawn, shed and access to the front of the property.

Services

Water: Mains

Drainage: Mains

Electric: Mains

Heating: Gas

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

Parking and front garden

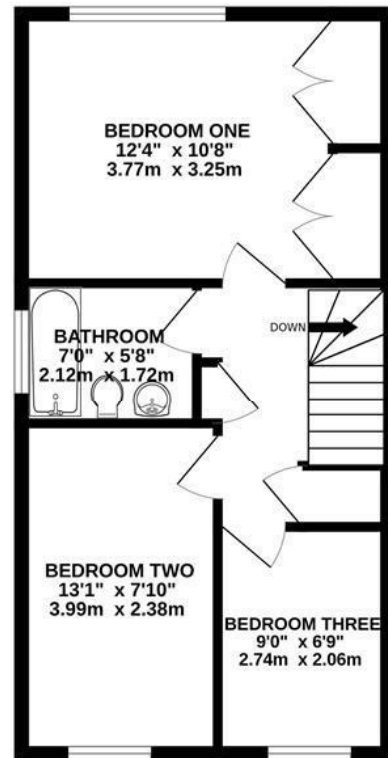


Space for several cars.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		

