



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**Carisbrooke Close  
Caversham, Reading, RG4 6SB**

**£425,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this quiet are of Caversham Park Village that is only moments from the local shops and Clayfield Copse is this extended semi detached house. The property boasts three bedrooms and a good sized bathroom on the first floor. On the ground floor there is a good sized living room, kitchen, dining room with Bi Fold doors to the garden. To the rear there is an easy to maintain West facing garden. To the front there is ample parking and a garage. To appreciate to space on offer call now to view.

## Carisbrooke Close, Reading, RG4 6SB

- Three double bedrooms
- Light and airy living room
- Dining room with Bi-fold doors
- Seperate galley kitchen
- Extended Semi detached house
- Driveway and garage
- Easy to maintain south west facing garden
- Close proximity to Clayfield Copse
- Council tax band D
- EPC rating

### Hallway

A light and spacious entrance with wooden floor and doors leading to living room.

### Living Room

15'11 x 12'8 (4.85m x 3.86m)



A sizeable room with double glazed windows to the front boasting ample natural light and wood effect flooring.

### Dining Room

11'6 x 8'8 (3.51m x 2.64m)



A light and airy room with Bifold doors that lead to south west facing garden, wood effect flooring, door to utility area and door to the kitchen.

### Utility area

Space for the washing machine and dryer.

### Kitchen

11 x 6'9 (3.35m x 2.06m)



A galley-style kitchen which features large double glazed windows that overlooks the garden. This space offers ample wood effect roll tops with wall and base units on one side and ample space for white goods.

### Landing

A spacious blank canvas floor including a large airy cupboard with doors leading to bedroom one.

### Bedroom One

13'5 x 9'8 (4.09m x 2.95m)



A radiant and breezy double room that highlights its large double glazed windows and ample furniture space with wood effect flooring.

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### Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)



A bright and well-proportioned double room highlighting the wood effect flooring and healthy space for furniture including a vast amount of light.

### Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)



A well lit and spacious double room with its double glazed windows overlooking the impressive garden

### Bathroom

6'11 x 6'11 (2.11m x 2.11m)



An good sized bathroom with a panel enclosed bath, wall mounted shower, WC, wash hand basin and large frosted window to the side.

### Garage

16 x 8'4 (4.88m x 2.54m)

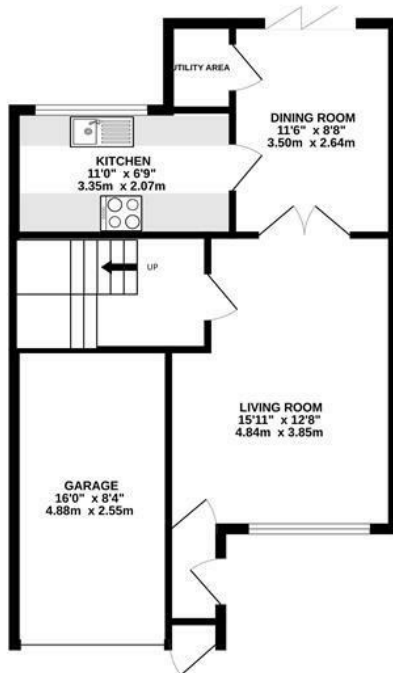
A large space which is great for storage or extension.

### Garden

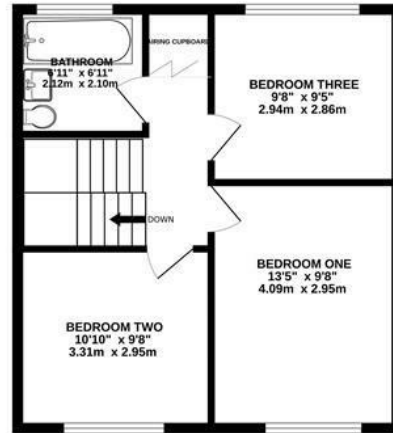


A charming south west facing garden which offers a good sized s a patio, ideal for those summer BBQ's and slate style garden which includes side access to the front of the property.

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.




1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	