



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

£425,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet area 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 the space on offer call now to view.

Carisbrooke Close, Reading, RG4 6SB

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

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)



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

Garage

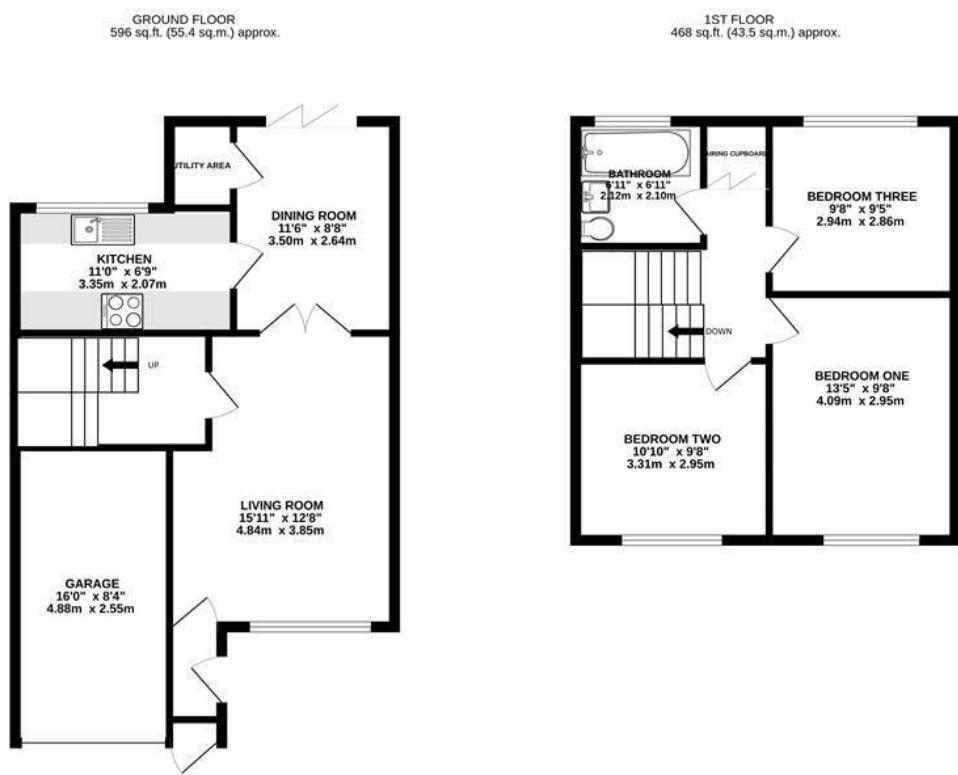
16 x 8'4 (4.88m x 2.54m)

A large space which is great for storage or extension.

Garden



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



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 herein, measurements of doors, windows, rooms and other features are approximate. The 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 condition or working order can be given.
 Made with Metropix 2000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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	

