



**Patrick Road
Caversham, Reading, Berkshire RG4 8DD**

Chain Free £450,000

CHAIN FREE: Located within this sought after central Caversham location that offers easy access to Reading train station with its fast links to London is this good sized semi detached house. The property boasts two double bedrooms and a modern bathroom on the first floor. On the ground floor there is a good sized living room with doors to the West facing garden and a there is a separate kitchen. To the front there is off road parking. To appreciate the space on offer call now to view.

Patrick Road, Reading, Berkshire RG4 8DD

- Chain free semi detached • Central Caversham house
- Easy access to Reading train • Two Double Bedrooms station
- Seperate klitchen • Enclosed Rear Garden
- Driveway Parking • Council Tax Band C
- EPC Rating D • Good sized living room

Entrance Hall

Carpeted entrance hall with doors to, kitchen and living/dining room. Staircase to the first floor.

Kitchen

10'4" x 7'7" (3.17 x 2.33)



A modern kitchen with ample wall and base units with roll top work surfaces. An inset sink and drainer with mixer tap, four ring gas hob, oven, extractor, recess for the washing machine and fridge freezer. Splash backs, tiled floor and a window to the front.

Living/dining Room



A good sized room with double glazed doors and window over looking the west facing garden.

Bedroom one



A good sized double bedroom with windows overlooking the front of the property. Ample space for wardrobe and carpeted.

Bedroom two



Carpeted double bedroom with windows overlooking the enclosed rear garden. There is ample space for wardrobes.

Bathroom



Bathroom with tiled flooring. Three piece suite consisting of bath with shower over, W.C and wash basin.

Garden



Enclosed rear garden with patio to access of shed and side access.

Services

Water. Mains

Drainage. Mains

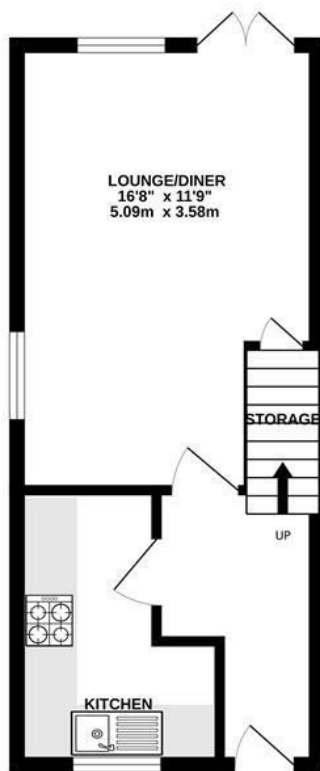
Electricity. Mains

Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.




1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 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		64	88
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
EU Directive 2002/91/EC			
England & Wales			
