



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**Holyrood Close  
Caversham, Reading, Berkshire RG4 6PZ**

**Guide Price £400,000**

GUIDE PRICE OF £400,000 TO £425,000. CHAIN FREE: Set within this quiet area of Caversham Park Village only moments from Clayfield Copse is this light and airy semi detached house. The property boasts three double bedroom and a bathroom on the first floor. On the ground floor there is a good sized living room, a separate kitchen and a utility area. To the rear there is an easy to maintain garden and to the front there is a good sized driveway and a garage. To appreciate the space on offer call now to view.



## Holyrood Close, Reading, Berkshire RG4 6PZ

- Chain free
- Bathroom and separate WC
- Kitchen & Utility area
- Good sized garden
- EPC rating D
- Three bedrooms
- Good sized living room
- Garage and driveway parking
- Easy reach of Clayfield Copse
- Council tax band C

### Entrance hall

A good sized hallway with a door to the living room.

### Living room / dining room

25'0" x 11'5" (7.63 x 3.5)



A light and airy room with floor to ceiling double glazed window to the front garden, window to the rear with views to the garden, wood effect flooring, under stairs storage, stairs to the first floor and a door to the kitchen.

### Kitchen

10'3" x 8'10" (3.14 x 2.71)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer. Recess for the oven, gas hob, fridge freezer and dish washer. Double glazed window to the garden and door to the utility area.

### Utility area

7'0" x 3'11" (2.14 x 1.21)

A light and airy utility area with double glazed door and window to the garden. Recess for the washing machine and dryer.

### Landing

Carpeted, loft access, storage cupboard and doors to:

### Bedroom one

12'10" x 9'6" (3.93 x 2.92)



A spacious room with a window to the front, carpeted and fitted wardrobe.

### Bedroom two

10'0" x 10'0" (3.05 x 3.05)



Offering views to the front is this good sized room, carpeted and space for the wardrobes.

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### WC



Comprising of a low level WC and a frosted window to the rear.

### Bedroom three

9'7" x 9'7" (2.94 x 2.94)



A light and airy room with a double glazed window over looking the garden, fitted wardrobe and a cupboard housing the boiler.

### Bathroom

9'0" x 6'5" (2.76 x 1.98)



A modern bathroom comprising of a paneled bath, wall mounted shower and a wash hand basin. Part tiled walls, storage cupboard and a frosted window to the rear.

### Garden



An easy to maintain rear garden that is laid to lawn and with side access.

### Front garden

A good sized front garden with driveway parking for several cars and partly laid to lawn.

### Garage

16'6" x 7'10" (5.03 x 2.4)

An integral single garage with power.

### Services

Water: Mains

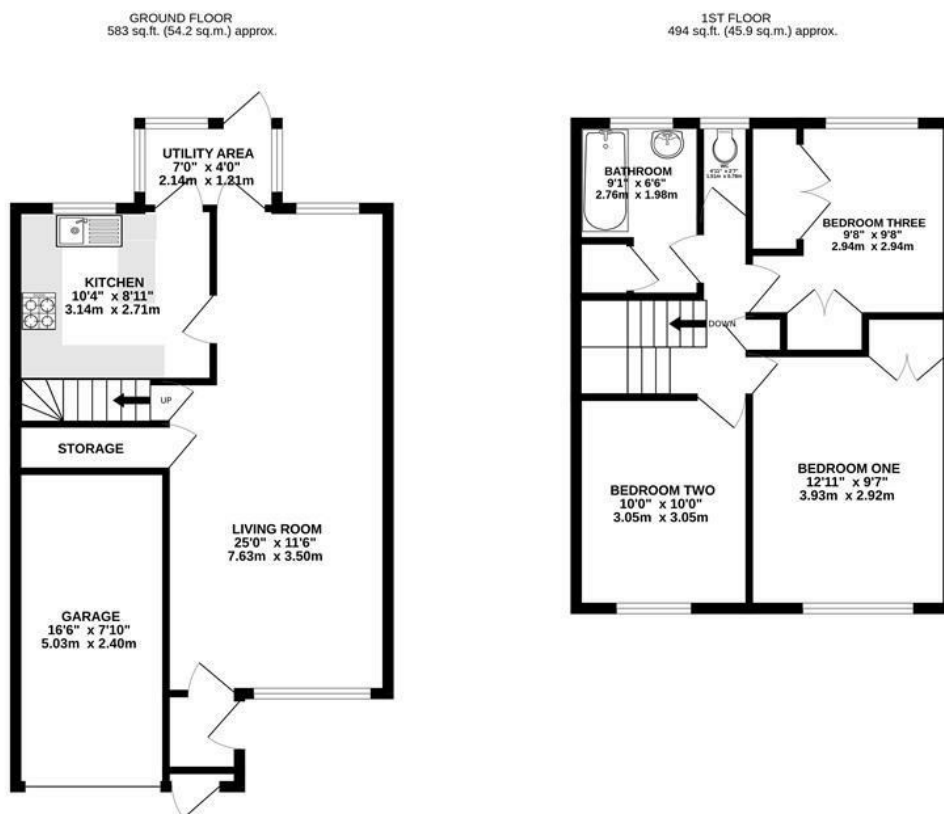
Drainage: Mains

Electric: Mains

Heating: Electric

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

Broadband: Ultrafast available as per ofcom



**TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

