



**Quantock Avenue
Caversham, Reading, Berkshire RG4 6PY**

Offers Invited £439,995

Set within this popular area of Caversham Park Village is this well presented semi detached house with a garage conversion. The property boasts three double bedrooms, a good sized bathroom and two WC's on the first floor. On the ground floor there is a modern kitchen, bright living room with views to the garden and a further reception room or 4th bedroom. To the rear there is an easy to maintain garden and to the front there is a block paved driveway for several cars. Call now to view.

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- Three / four double bedrooms
- Modern Bathroom & two WC's
- Reception room & dining room
- Modern kitchen
- Semi detached
- Easy to maintain garden
- Driveway parking for several cars
- Easy reach of Caversham and the Emmer Green shops
- Council tax band C
- EPC rating C

Hallway

A good sized hallway with storage cupboard, stairs to the first floor and doors to:

Kitchen

7'7 x 6'6 (2.31m x 1.98m)



A modern kitchen with ample wall and base units. Work surfaces with an inset sink and drainer, recess for oven, hob, washing machine and fridge freezer. Tiled floor and a window to the front.

Dining room / 4th bedroom

14'8 x 7'10 (4.47m x 2.39m)



A light and airy room with wood effect flooring and a window to the front.

Reception

19'11 x 12'11 (6.07m x 3.94m)



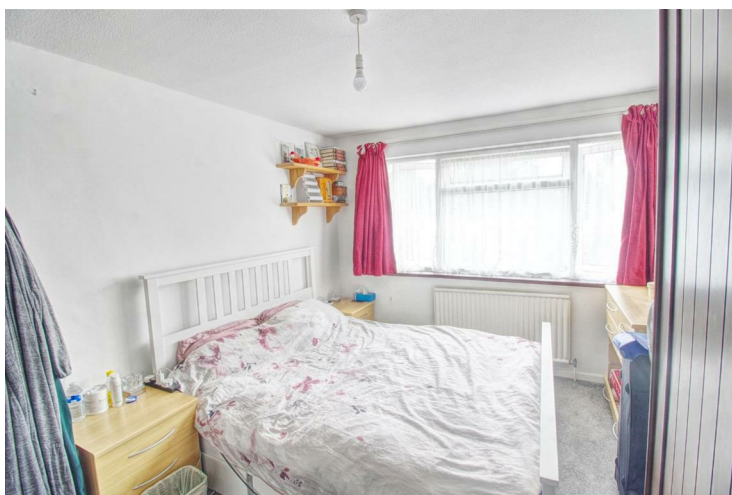
A light and airy room with under stairs storage, window and sliding patio doors to the rear garden. Carpeted and space for the dining table.

Landing

Carpeted, loft access and doors to:

Bedroom one

13'0 x 9'9 (3.96m x 2.97m)



A good sized room with with a window overlooking the garden, carpeted and fitted wardrobes

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Bedroom two

10'0 x 9'11 (3.05m x 3.02m)



Offering views over the rear garden is this good sized room, carpeted and ample space for wardrobes.

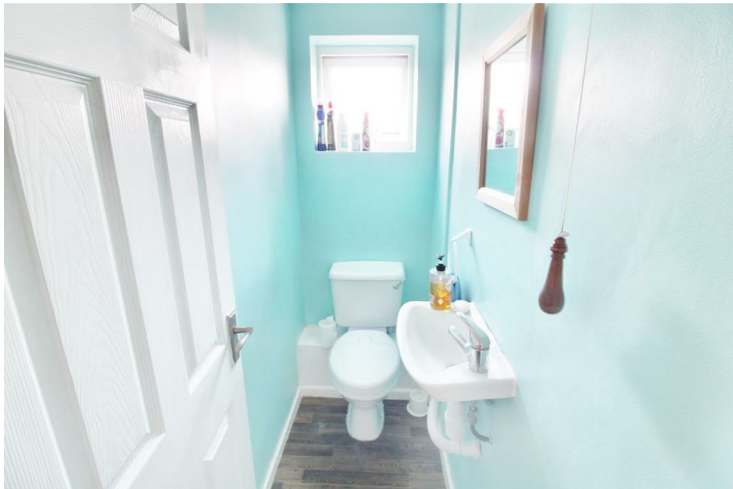
Bedroom three

10'5 x 9'7 (3.18m x 2.92m)



A light and airy room with a window to the front, fitted wardrobes, carpeted, cupboard housing the boiler.

WC



Comprising of WC with a window to the front.

Bathroom

9'0 x 6'3 (2.74m x 1.91m)



A good sized bathroom comprising of a bath, shower cubicle, WC and wash hand basin. Tiled walls and wood effect flooring. Window to the front.

Garden



And easy to maintain garden that is laid to lawn with side access.

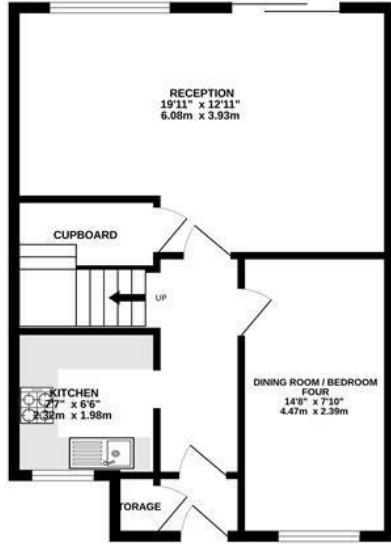
Services

Gas. Mains
Electricity. Mains
Water. Mains
Drainage. Mains

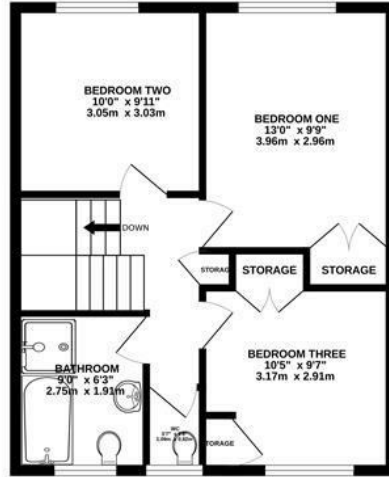
Broadband. Ofcom-Ultrafast

Mobile phone: The vendor is not aware of any restricted coverage

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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		87
(81-91) B		
(69-80) C	71	
(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		
England & Wales EU Directive 2002/91/EC		

