



**St. Johns Road
Caversham, Reading, Berkshire RG4 5AN**

Chain Free £495,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS. Ideally located for access to both central Caversham and Reading mainline train station with its fast links to London is this recently redecorated detached house. The property boasts three double bedrooms and a modern bathroom on the first floor. On the ground floor there is a stylish kitchen/diner, guest WC and a bright living room with patio doors. To the rear there is an easy to maintain west facing garden and patio that is ideal for summer entertaining. To the front there is a good sized driveway. To appreciate the space on offer call now to view.

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- Central Caversham
- Modern bathroom and guest WC
- Modern kitchen / diner
- Off street parking
- Council Tax Band E
- Chain free detached house
- Three double bedrooms
- Good sized west facing garden
- Light and airy living room
- EPC rating D

Entrance hall



A good sized entrance with wood flooring, door to the garden and door to the hallway.

Hallway



A good sized hallway with wood flooring, understairs storage, stairs to the first floor and doors to:

WC



Comprising of a WC, wash hand basin, frosted window to the side, tiled floor and part tiled walls.

Living Room

15'5 x 12'3 (4.70m x 3.73m)



Offering views over the patio and attractive garden is this good sized room with double glazed patio doors and wood flooring.

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Kitchen/diner

16'4" x 14'2" (4.98m x 4.32m)



A modern and stylish kitchen diner with ample wall and base units with an inset sink and drainer, double oven, four ring hob, extractor, dishwasher, washing machine and a recess for an American style fridge freezer. Tiled floor, double glazed windows to the front.

Dining area



Open to the kitchen with a fitted table, under counter units, tiled floor and a double glazed window to the front.

Landing

Carpeted, loft access, cupboard housing the hot water cylinder and doors to:

Bedroom one

15'11 x 12'4" (4.85m x 3.76m)



A great sized bedroom with ample space for wardrobes, wood effect flooring and a double glazed window overlooking the garden

Bathroom

6'6 x 6'3 (1.98m x 1.91m)



A modern and stylish bathroom comprising of a paneled bath, wall mounted shower, wash hand basin, WC, window to the side, tiled floor and part tiled walls.

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Bedroom two

12'5x 8'11 (3.78mx 2.72m)



A good sized double bedroom at the front of the property with wood effect flooring and ample space for wardrobes.

Bedroom three

12'8 x 7'10 (3.86m x 2.39m)



A bright double bedroom at the front of the property with wood effect flooring and ample space for wardrobes.

Patio area



A raised paved patio area accessed from the living room that is ideal for those summer BBQ's.

Garden



Leading from the patio area is a good sized south west facing garden that is ideal for summer entertaining and shed to the rear.

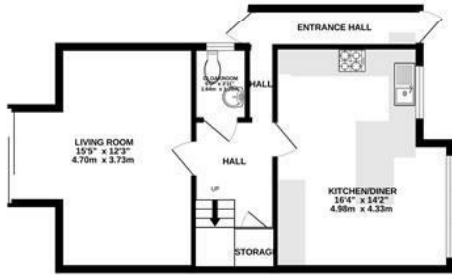
Services

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

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

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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		68	82
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	
			

