



**Donegal Close
Caversham, Reading, Berkshire RG4 5DT**

£415,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within the quiet Cul-de-sac that is within easy reach of central Caversham and Reading mainline station with its fast links to London is this spacious end of terrace house. The property boasts three bedrooms and a bathroom on the first floor. On the ground floor there is a good sized living room overlooking the south facing garden and a separate kitchen diner. To the rear there is an easy to maintain garden that has access to the rear garage. To appreciate the space on offer call now to view.

Donegal Close, Reading, Berkshire RG4 5DT

- Easy reach of central Caversham
- Bathroom
- Kitchen / diner
- End of terrace house
- EPC rating C
- Three bedrooms
- Good sized living room
- South facing garden
- Garage
- Council tax band C

Hallway

A spacious carpeted hallway with a gas radiator and doors leading to:

Kitchen / Diner

11'10 x 10'06 (3.61m x 3.20m)



A light and airy room featuring roll-top counters, a combination of wall and base units with an inset sink and drainer, and a stylish wood-effect floor. Large double-glazed windows fill the space with natural light, while practical additions include a utility store, a larder, and a spacious cupboard for extra storage. There is a recess for an oven, hob, fridge freezer, dishwasher and washing machine,.

Living Room

16'5 x 11'10 (5.00m x 3.61m)



A bright and welcoming room overlooking the south-facing garden, featuring a cozy electric fireplace, soft carpeting underfoot, and plenty of space for a full range of furniture.

Landing



A large area featuring a generous coat storage cupboard, access to a boarded loft for additional storage, and doors leading to the main living areas.

Bedroom one

12'4 x 10'2 (3.76m x 3.10m)



A generously sized, carpeted room featuring built-in wardrobes and double-glazed windows that allow for plenty of natural light.

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Bedroom two

10'11 x 10'6 (3.33m x 3.20m)



An inviting, carpeted room with double-glazed windows for natural light, plus ample built-in storage and fitted wardrobes.

Bedroom three

7'4 x 6'2 (2.24m x 1.88m)



A good size room with double glazed windows over looking the garden.

Bathroom



A light and spacious bathroom, thoughtfully designed with a generously sized shower, frosted windows for privacy, a wash hand basin with integrated storage, WC, stylish tiled walls, and wood-effect flooring to complete the modern finish.

Garage

16 x 9'4 (4.88m x 2.84m)



A good size single garage which is great for storage

Garden



A bright south facing garden which has a paved patio that is perfect for those summer BBQ's. The rest of the garden is laid to lawn with shrub borders and has gated side access to the front and access to the garage.

Services

Water. Mains

Drainage. Mains

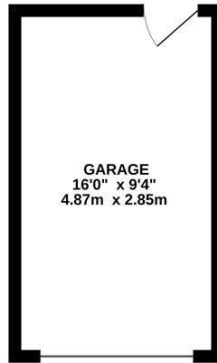
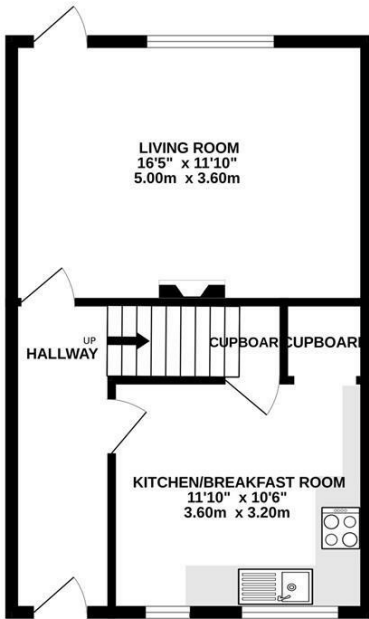
Electricity. Mains

Heating. Gas

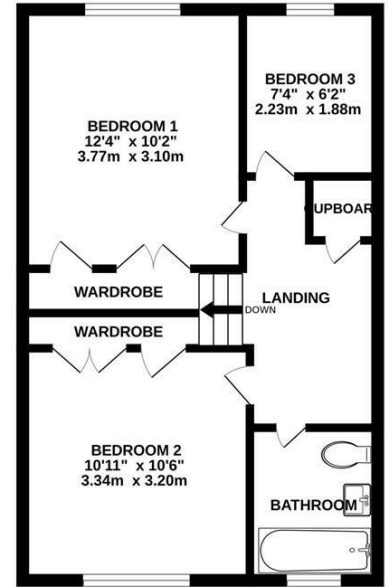
Mobile phone. NEA is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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		86
(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		69
(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		

