



**Newton Avenue
Caversham Park Village, Reading, Berkshire RG4 6PX**

£1,750 PCM

NEA LETTINGS: **The property will be repainted and recarpted throughout before the start of tenancy**. A large three double bedroom house in the much sought after area of Caversham Park Village, which would make an ideal family home. The property has good sized rooms throughout and benefits from an easy to maintain garden and off road parking; it is double glazed with gas central heating. The accommodation is offered unfurnished and comprises a very large living room, a generous kitchen/diner, downstairs cloakroom with shower, three double bedrooms, bathroom with separate WC, an enclosed south facing garden and driveway parking for 2 cars. Pets considered. EPC rating C.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Newton Avenue, Reading, Berkshire RG4 6PX

- NEA Lettings
- Mid terrace house
- Two bathrooms
- Parking for two cars
- EPC Rating D
- Caversham Park Village
- Three double bedrooms
- Enclosed rear garden
- Council Tax Band C
- Available 26th June

Kitchen

14'11" x 8'0" (4.57 x 2.44)



A large kitchen with plenty of built in storage units, double sink overlooking the quiet close. Appliances include tall fridge/freezer, dishwasher, large oven with 6 ring hob and extractor.

Cloakroom



Downstairs cloakroom with WC, sink and shower cubicle plus plenty of storage

Living Room

19'9" x 12'9" (6.04 x 3.89)



A large living room which stretches across the breadth of the house, with sliding doors which open into the garden. Large understairs cupboard.

Bedroom One

11'10" x 10'5" (3.61 x 3.18)



A carpeted bedroom at the front of the house with built in wardrobes and a cupboard housing the boiler and hot water tank.

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Bedroom Two

4.07 x 2.91



A carpeted bedroom at the back of the house overlooking the garden with with built in wardrobes and drawer units.

Bedroom Three

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



A carpeted bedroom at the back of the house overlooking the garden with with built in wardrobes and drawer units.

Bathroom

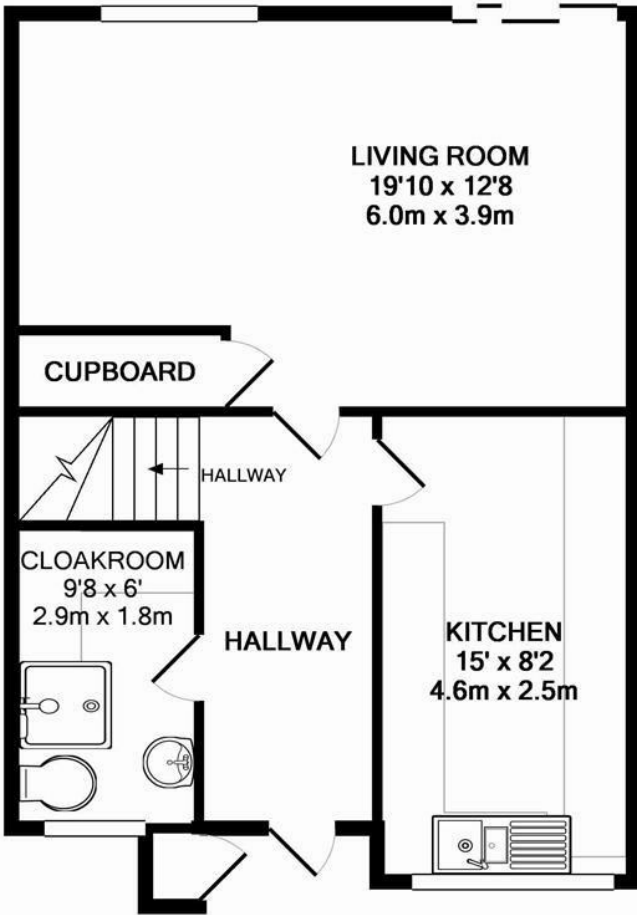


Tiled bathroom with bath, sink, shower cubicle, storage unit and towel rail. The toilet is just next door in a separate room.

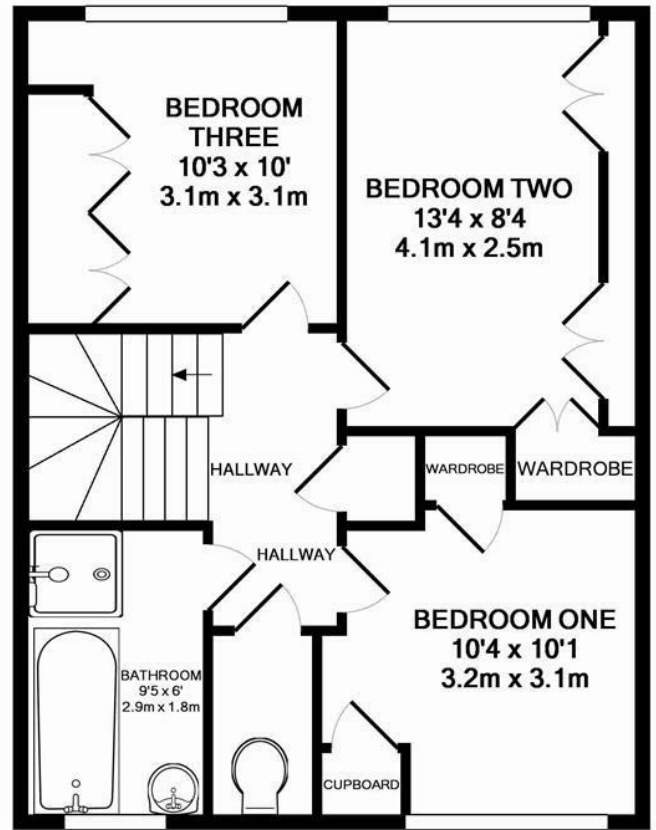
Garden



An enclosed garden, with decking and a lawn area.



GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
	71
EU Directive 2002/91/EC	
England & Wales	
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	

