



**Dickens Close  
Caversham, Reading, Berkshire RG4 5LZ**

**£1,600 PCM**

NEA LETTINGS: A delightful, two double bedroom, two bathroom, semi-detached house situated within easy access of Caversham and Reading centres, including the mainline train station. The property offers entrance hall, large reception room, kitchen with breakfast area and patio doors leading to the enclosed rear garden. Upstairs is two double bedrooms with en-suite to master and family bathroom. Driveway parking for one vehicle. Sorry no pets. EPC Rating D.

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.

## Dickens Close, Reading, Berkshire RG4 5LZ

- NEA Lettings
- Semi-Detached House
- Unfurnished
- Enclosed Rear Garden
- EPC Rating D
- Caversham
- Two Double Bedrooms, Two Bathrooms
- Driveway Parking
- Council Tax Band D
- Available 31st July

### Entrance Hall

A welcoming entrance with space to store shoes and hang coats, door leading to

### Living Room

17'0" x 12'1" (5.2 x 3.7)



A spacious living room with large window overlooking the front of the property, stairs to first floor, understair storage and door leading to

### Kitchen

8'10" x 12'1" (2.7 x 3.7)



A spacious kitchen with room for a breakfast table, patio doors leading to rear garden, large window, ample eye and base level units with plenty of worktop space. Appliances include washing machine, fridge/freezer, electric oven and hob.

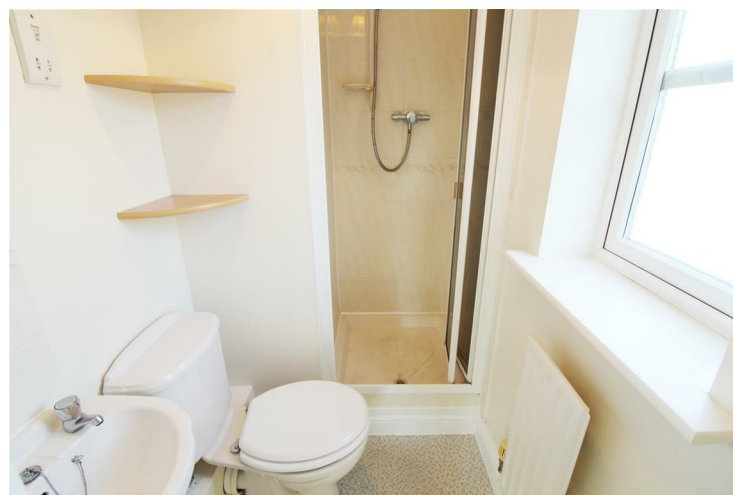
### Bedroom One

8'6" x 12'1" (2.6 x 3.7)



Overlooking the front of the property, this large double bedroom with carpet and benefits from an en-suite Shower Room

### En-Suite



A well proportioned shower room with mottled window to side of property, pedestal wash hand basin, WC and shower cubicle.

**Bedroom Two**

8'2" x 12'1" (2.5 x 3.7)



A further good size, carpeted, double bedroom with window overlooking the rear garden.

**Bathroom**

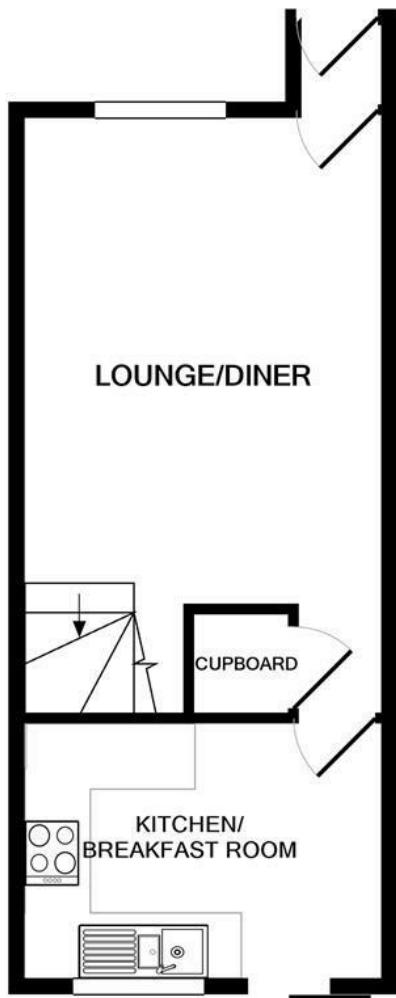


A three piece bathroom suite comprising of bath with shower attachment, pedestal wash hand basin and W.C.

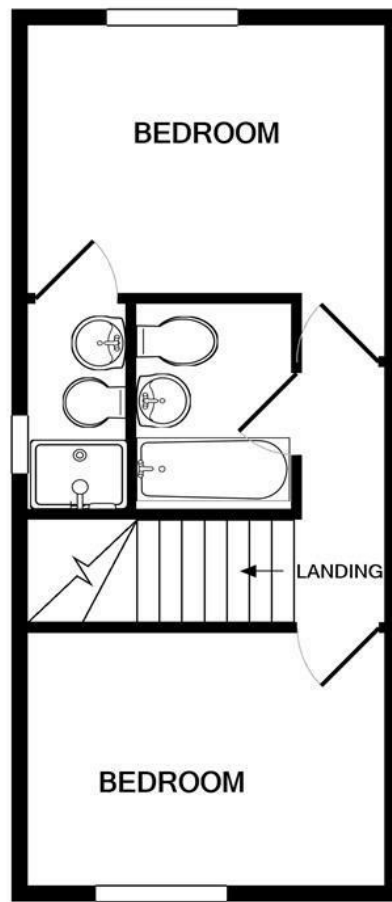
**Garden**



A good size, enclosed rear garden with patio area and lawn



GROUND FLOOR



1ST FLOOR

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) <b>A</b>	<b>88</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 energy efficient - higher running costs	
<b>64</b>	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</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>61</b>	
EU Directive 2002/91/EC	
England & Wales	

