

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**Westfield Road  
Caversham, Reading, Berkshire RG4 8HL**

**£1,600 PCM**

NEA LETTINGS: \*\*\*Property to be repainted & recarpeted before start of tenancy\*\*\* This is a high quality two double bedroom mid terrace house located in the heart of Caversham, close to the shops, banks, restaurants and leisure facilities and only a 15 minute walk to Reading mainline railway station with its regular high speed trains (25 mins) into London Paddington. The property comprises of two reception rooms, kitchen and downstairs cloakroom. Upstairs are two double bedrooms and a large bathroom. To the rear is an enclosed garden and garage, plus back of house parking. The property is unfurnished and in excellent condition throughout. EPC Rating E.

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.

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## Westfield Road, Reading, Berkshire RG4 8HL

- NEA Lettings
- Terrace House
- Two Double Bedrooms
- Garage, Plus Back Of House Parking
- Council Tax Band C
- Central Caversham
- Unfurnished
- Walking distance to Central Reading
- EPC Rating E
- Available 10th July

### Living Room

12'1" x 7'10" (3.7m x 2.4m)



A good sized carpeted living room at front of house with bay windows.

### Dining Room

12'5" x 10'5" (3.8m x 3.2m)



Accessed via the entrance hall is a carpeted dining room, with a large under-stairs cupboard and door to kitchen.

### Kitchen

13'5" x 8'6" (4.1m x 2.6m)



A high quality modern kitchen at the rear of the property. The kitchen includes oven and 4 electric hob, washing machine and large fridge freezer. Also plenty of storage and work space. Doors lead to garden, downstairs cloakroom and lobby.

### Cloakroom

A downstairs cloakroom with WC and sink.

### Lobby

Off the kitchen is a useful lobby, ideal for indoor gardening or additional kitchen storage.

### Bedroom One

12'5" x 10'2" (3.8m x 3.1m)



Double carpeted bedroom at the front of the property, with built in wardrobe.



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## Bedroom Two

10'5" x 9'2" (3.2m x 2.8m)



Double carpeted bedroom with window with views to garden; furniture included is a big wardrobe with sliding doors.

## Bathroom

11'1" x 10'5" (3.4m x 3.2m)



High quality bathroom, with bath and shower over bath, WC, sink towel radiator and storage units.

## Garden

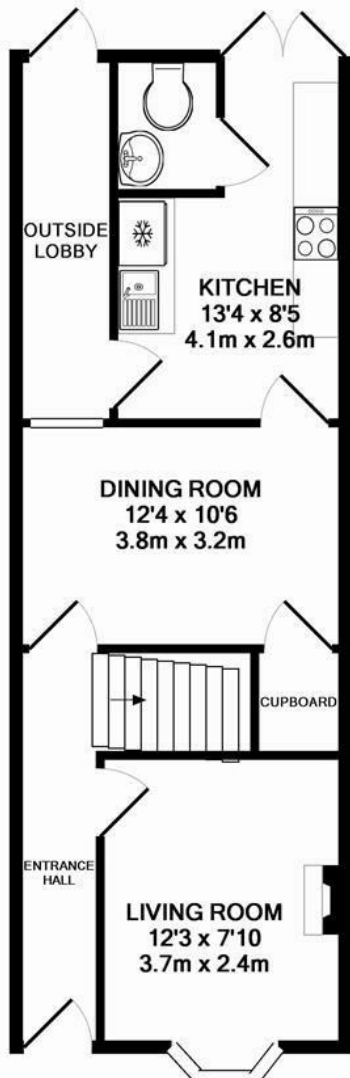


Good sized East facing enclosed garden, with patio area and rest laid to lawn. Door to access the garage.

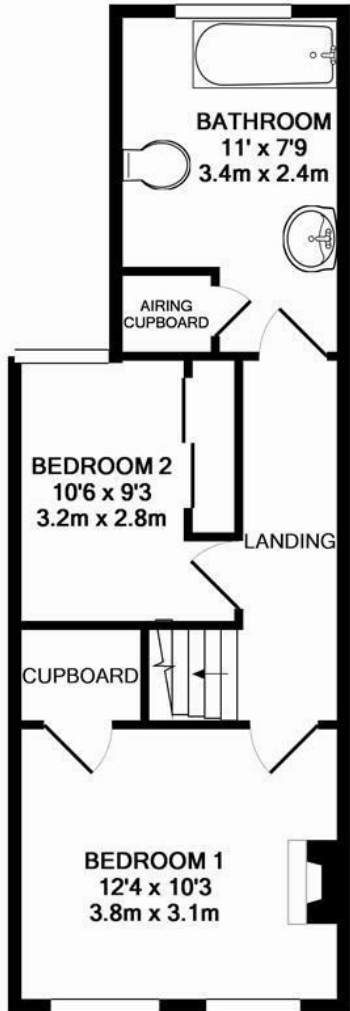
## Garage



At the back of the property, through the garden, is a single garage, at the back of the garage you can also park an additional car.



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.2 SQ.M.  
(433 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 35.8 SQ.M.  
(385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (818 SQ.FT.)

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>81</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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>55</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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