



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

£1,700 PCM

NEA LETTINGS: Set within this sought after central Caversham location is this recently redecorated bay fronted, mid terraced period home. Chester Street is within easy reach of Reading mainline station and the soon to open Elizabeth Line with its fast links to central London. The property boasts three double bedrooms on the first floor and on the ground floor, there is a living area, dining area, kitchen and bathroom. To the rear, there is an easy to maintain garden that is perfect for summer entertaining. 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.

Chester Street, Reading, Berkshire RG4 8JH

- NEA Lettings
- Central Caversham
- Mid-Terrace period house
- Three bedrooms
- Short walk to Reading mainline
- Permit Parking
- Enclosed rear garden
- EPC Rating D
- Council Tax Band C
- Available 3rd July

An easy to maintain garden with a paved patio area and storage area to the rear.

Entrance Hall

A light and airy, carpeted hallway leads to stairs and a door to

Living Room

13'8 x 9'5 (4.17m x 2.87m)

A large open plan carpeted living room with a bay window to the front which brings in plenty of natural light. There is a feature fireplace and fitted storage units, open to the dining area.

Dining area

12 x 9'5 (3.66m x 2.87m)

A good-sized dining area with a window to the garden. A large understairs cupboard. A door leads to the kitchen.

Kitchen

10'0 x 7'0 (3.05m x 2.13m)

A good size kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, recess for the oven, hob, washing machine and fridge freezer. A double glazed window and door to the garden and a door to the bathroom.

Bathroom

Off the kitchen is a family bathroom with a low level wc, white sink, a bath with a shower head over. Radiator and two windows.

Landing

Carpeted, storage cupboard, loft access and door to:

Bedroom one

12'2 x 12'0 (3.71m x 3.66m)

A large carpeted double bedroom at the front of the property with two double glazed windows to the front and ample space for wardrobes.

Bedroom two

12'3 x 7'5 (3.73m x 2.26m)

Offering views over the rear garden is this light and airy room with space for wardrobes.

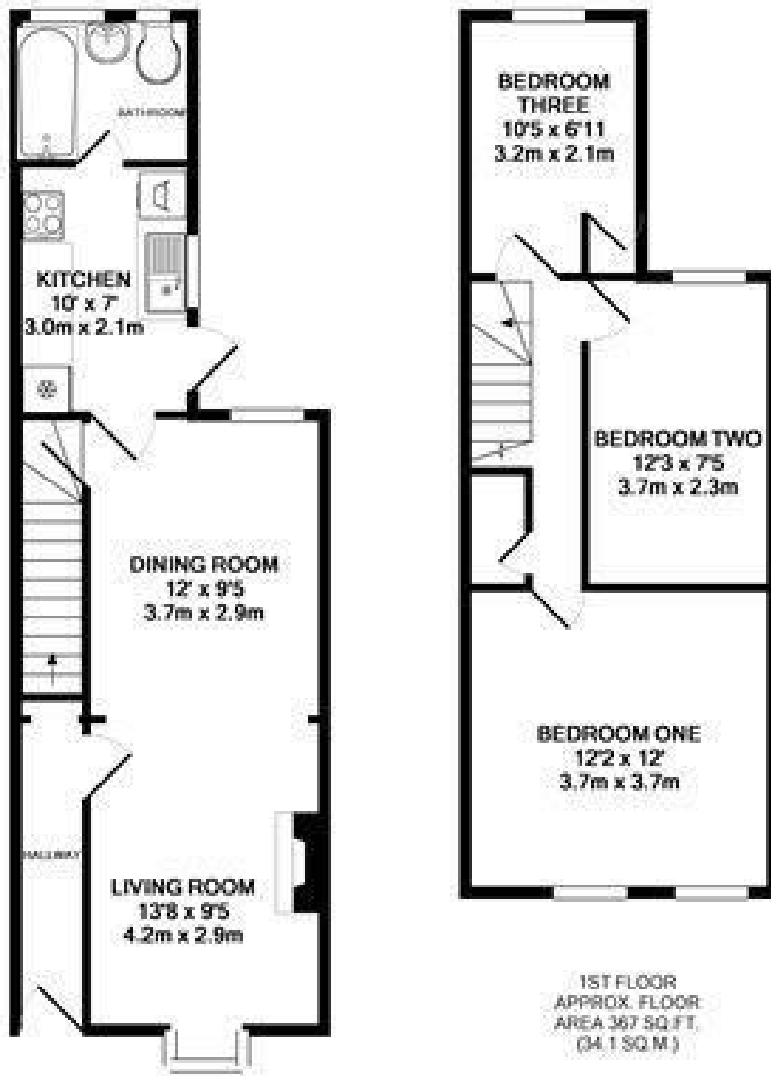
Bedroom three

10'5 x 6'11 (3.18m x 2.11m)

A bright room with views to the rear, carpeted and a cupboard housing the hot water cylinder.

Garden





GROUND FLOOR
APPROX. FLOOR AREA 410 SQ. FT. (38.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 777 SQ. FT. (72.2 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	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	
62	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(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	
44	

England & Wales EU Directive 2002/91/EC

