



**Rossendale Road
Caversham, Reading, Berkshire RG4 5JU**

£1,650 PCM

NEA LETTINGS: A delightful, three bedroom semi detached house located in Caversham, with driveway parking and enclosed rear garden. The property is positioned in a highly sought after residential road, conveniently located for both Caversham centre and Reading mainline train station. The property benefits from a good size living room, kitchen/breakfast room, three bedrooms and family bathroom. 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.

Rossendale Road, Reading, Berkshire RG4 5JU

- NEA Lettings
- Semi-Detached House
- Unfurnished
- Enclosed Garden
- EPC rating C
- Caversham
- Three bedrooms
- Driveway parking
- Council Tax Band C
- Available 29th May

Entrance Hall

The front door opens to an entrance hall with wood laminate flooring, stairs to first floor and door to living room.

Living Room



A well proportioned square bay fronted living room over looking the front of the property, with wood effect laminate flooring, fitted shelves and door leading to the kitchen.

Kitchen



A large kitchen/breakfast room, with two windows overlooking the rear garden, tile effect vinyl flooring, ample worktop space and eye and base level units. Appliances include dishwasher, washing machine, fridge/freezer and electric hob and oven. Door leading to lean to.

Lean To



Accessed from the kitchen is this versatile covered space with door leading to the rear garden.

Bathroom



On the first floor, with window to the side of the property, tiled flooring and heated towel rail, this family bathroom comprises of bath with shower over, wash hand basin and WC.

Bedroom One



A large double bedroom overlooking the front of the property with carpet. this room will include a wardrobe.

Bedroom Two



A further large double with views over the enclosed rear garden and carpet.

Bedroom Three



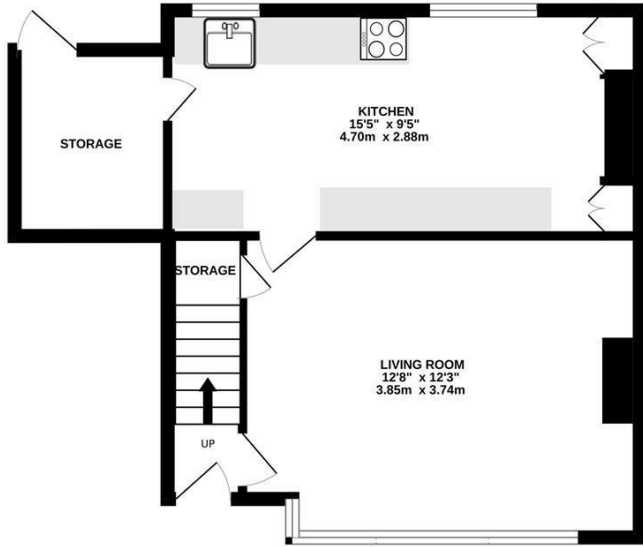
A carpeted single bedroom with window to the front of the property.

Garden & Exterior

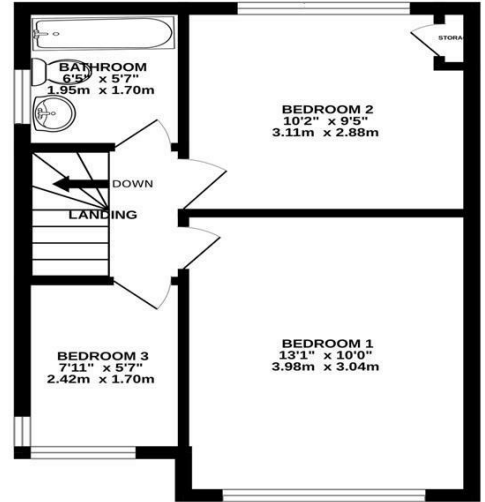


At the front is driveway parking and at the rear, the enclosed garden is mostly laid to lawn.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 721sq.ft. (67.0 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p> <p>70</p>
<p>England & Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

