



**South Street
Caversham, Reading, Berkshire RG4 8HY**

£1,700 PCM

NEA LETTINGS: A well presented three bedroom terraced property that has been subject to major improvements over the years. Conveniently located on a quiet no through road in the centre of Caversham and within easy walking distance of Reading centre including the mainline train station. The property opens into a fantastic open living/dining room with original fireplace, which leads to a modern galley kitchen, off which is a lobby housing the washing machine and access to the garden and a downstairs bathroom. Upstairs are two double bedrooms and a large single. Professional sharers accepted and pets considered. 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.

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- NEA Lettings
- Terraced House
- Three bedrooms
- Permit parking
- Council Tax Band C
- Central Caversham
- Unfurnished
- Enclosed rear garden
- EPC Rating D
- Available 14th August

Living Area

12'5" x 11'5" (3.8 x 3.5)



An open plan living/dining room with stripped wooden floors and working gas fireplace

Dining Area

11'5" x 9'10" (3.5 x 3)



With stripped wooden floors and window over looking rear garden, leading to kitchen

Kitchen

10'2" x 7'2" (3.1 x 2.2)



A modern fully fitted galley kitchen with dishwasher, washing machine, fridge/freezer

Bathroom



A family bathroom with granite tiles WC, sink, bath and power shower over bath

Master Bedroom

12'5" x 11'5" (3.8 x 3.5)



A large double bedroom at the front of the property

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Bedroom Two

11'5" x 7'10" (3.5 x 2.4)



A double bedroom with feature fireplace and window overlooking the garden



An easy to maintain paved and enclosed, north facing garden

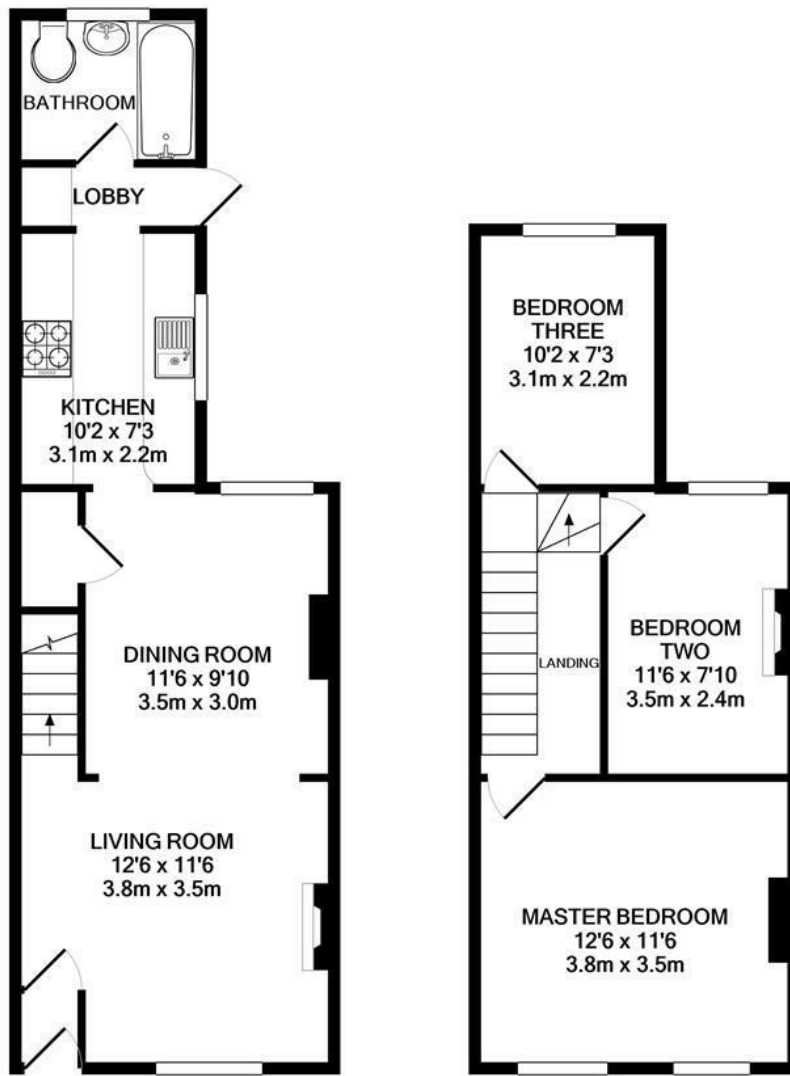
Bedroom Three

10'2" x 7'2" (3.1 x 2.2)



A single bedroom overlooking the garden

Garden



GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

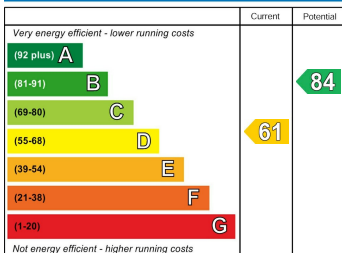
1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.2 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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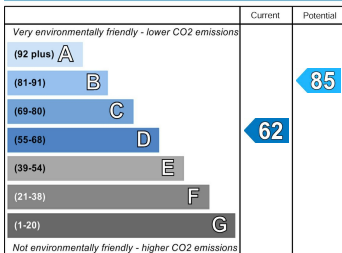
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

