



**Star Road
Caversham, Reading, Berkshire RG4 5BE**

£1,500 PCM

NEA LETTINGS: This is a two double bedroom end of terrace house located on Star Road in the sought-after area of Caversham, Reading. Downstairs the house boasts two reception rooms, a brand new kitchen and new bathroom, upstairs are two double bedrooms. Plus a good-sized garden ideal for enjoying the outdoors, whether it's for gardening, hosting summer barbecues, or simply basking in the sunshine. 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.

Star Road, Reading, Berkshire RG4 5BE

- NEA Lettings
- End Terrace
- Unfurnished
- On street parking
- EPC Rating D
- Caversham, Reading
- Two Double Bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

Living room



The front door opens into the front reception room which has lino flooring.

Dining Room



As you enter the dining room you will pass an under stair storage cupboard to your left with access to the kitchen directly across the room on the left hand side as you enter.

Kitchen



The kitchen is accessed via the dining room and offers a gas hob on the left hand side with the sink located under the window to the right hand side as you enter.

Bathroom



The bathroom is accessed through the kitchen and provides a toilet, sink and bath tub with an electric shower.

Bedroom One



The first bedroom is on the right hand side as you come up the stairs, in the corner of the room is a built in storage cupboard with a rail suitable for hanging clothes.

Bedroom Two



On your left hand side as you come up the stairs, this is also a good sized double and provides a free standing storage unit.

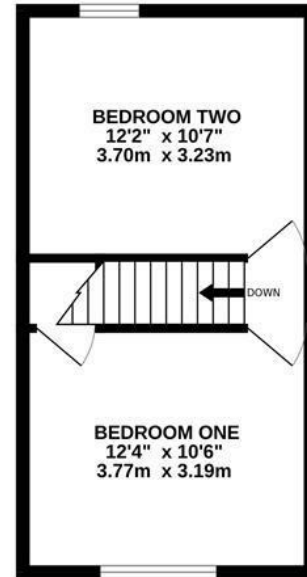
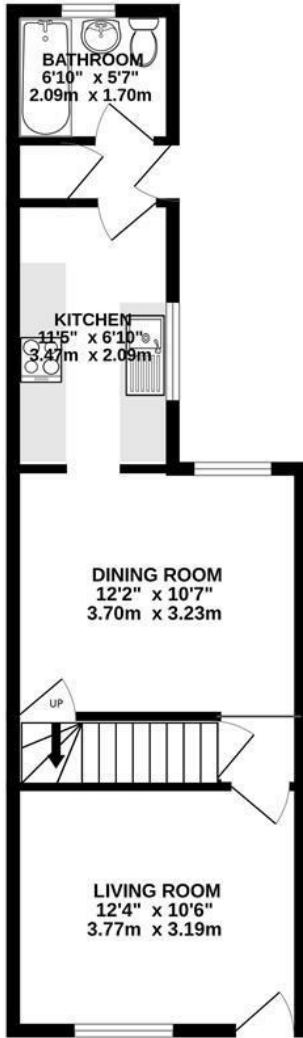
Garden



The garden offers three tiers and a footpath along the right hand side and is mostly pebbled.

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales EU Directive 2002/91/EC		

