

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



**Oxford Street
Caversham, Reading, Berkshire RG4 8HN**

£1,650 PCM

NEA LETTINGS: A three bedroom, two bathroom mid terrace property situated within a very short walk to central Caversham, with its restaurants, shops, banks and leisure facilities. It is also within walking distance of Reading centre with its mainline station and high speed trains (25 mins) in to London Paddington. The property comprises of an entrance hall, lounge/dining room, kitchen and bathroom downstairs. Upstairs are three bedrooms and a shower room. To the rear is a private enclosed garden. 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
- Mid Terrace
- Two Bathrooms
- Enclosed Rear Garden
- EPC Rating D
- Caversham
- Three Bedrooms
- Large Living Room
- Council Tax band C
- Available 5th September

Entrance Hall

The front door open into an enclosed entrance hall, with door to living/dining room.

Living/Dining room

21'11" x 12'1" (6.7 x 3.7)



The large open plan living/dining room has laminate wood effect floor with a large window to the front and French doors which open out to the garden. There is a large feature fireplace and an under stairs cupboard.

Kitchen

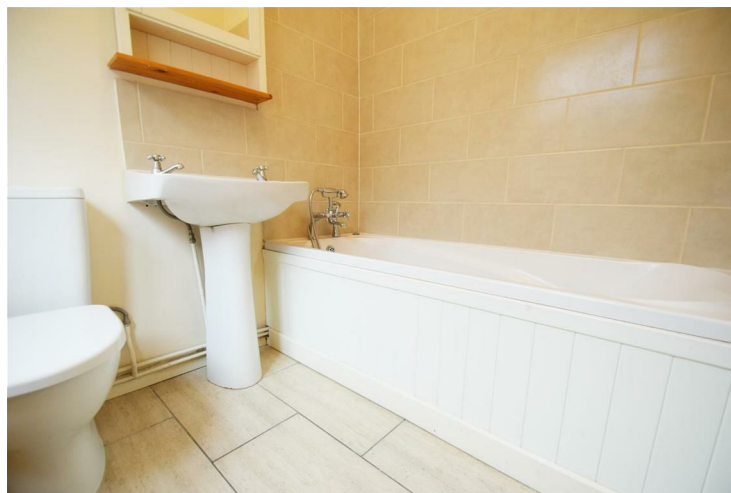
13'1" x 6'6" (4 x 2)



A modern galley kitchen, appliances include electric oven and 4 ring hob, washing machine, large Fridge/Freezer with water dispenser. There are plenty of storage units and work-space. Staircase and door to garden.

Bathroom

6'6" x 6'2" (2 x 1.9)



Tiled family bathroom, white suite of WC, sink, bath with hand held shower. Frosted window and single radiator.

Garden



An enclosed back garden, easy to maintain as mainly laid to gravel. It back onto the allotments so is very quiet.

Bedroom One

12'1" x 10'5" (3.7 x 3.2)



A double bedroom at the front of the property with wood effect laminate floors. Double glazed windows overlooking the quiet street.

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Bedroom Two

10'9" x 6'2" (3.3 x 1.9)

Dual aspect double bedroom at the rear of the property with wood effect laminate floors. Double glazed windows.



A single bedroom in the middle of the property with wood effect laminate floors. Double glazed windows overlooking the garden.

Shower room

7'6" x 2'11" (2.3 x 0.9)

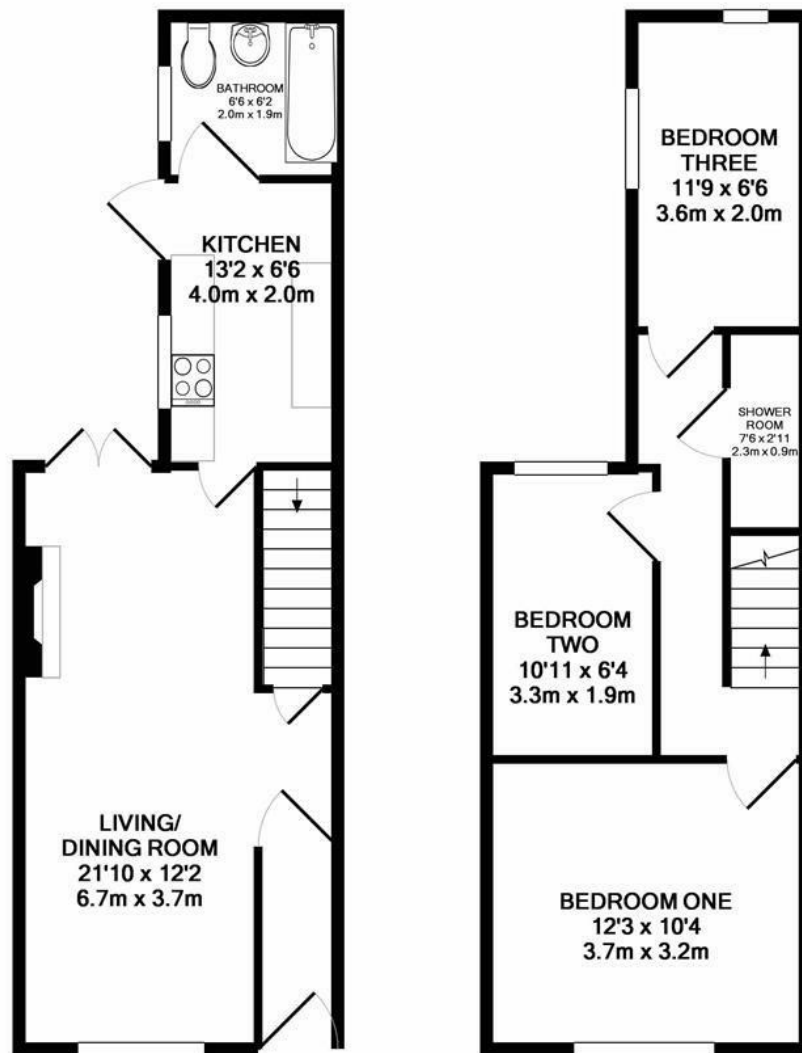


A shower room with WC, sink, cubicle shower.

Bedroom Three

11'9" x 6'6" (3.6 x 2)





GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

