



**St. Peters Avenue
Caversham, Reading, Berkshire RG4 7DR**

£2,000 PCM

NEA LETTINGS: This is a detached three bedroom bungalow, which has been modernised to make a very comfortable home. Located on St Peters Avenue, within a short walk of Caversham Heights Primary School, a close distance to the centre of Caversham and Reading with mainline station. The property benefits from three double bedrooms, a large wrap around living/dining room, modern kitchen, bathroom and cloakroom. To the front of the property is an in/out drive, to the rear is an enclosed rear garden, mainly laid to lawn. The property has a single garage. 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.

St. Peters Avenue, Reading, Berkshire RG4 7DR

- NEA Lettings
- Detached bungalow
- Unfurnished
- Garage and driveway parking
- EPC Rating D
- Caversham
- Three bedrooms
- Enclosed rear garden
- Council tax band F
- Available 8th August

Entrance Hall

The entrance hall has original wooden floors and doors to all rooms. There are two storage cupboards one of which houses the hot water tank.

Living/Dining room



Lovely large and light carpeted, triple aspect living/dining room with feature fireplace. French doors to garden and sliding door to kitchen.

Kitchen



The kitchen has a sliding door from the living room and a door to hallway plus door to garden. Generous storage and workspace, sink and drainer under the window. Appliances include fridge/freezer, freestanding electric oven with four ring hob, dishwasher, washing machine and boiler housed on wall.

Bedroom One



Bedroom one at the front of the property is a large carpeted double bedroom.

Bedroom Two

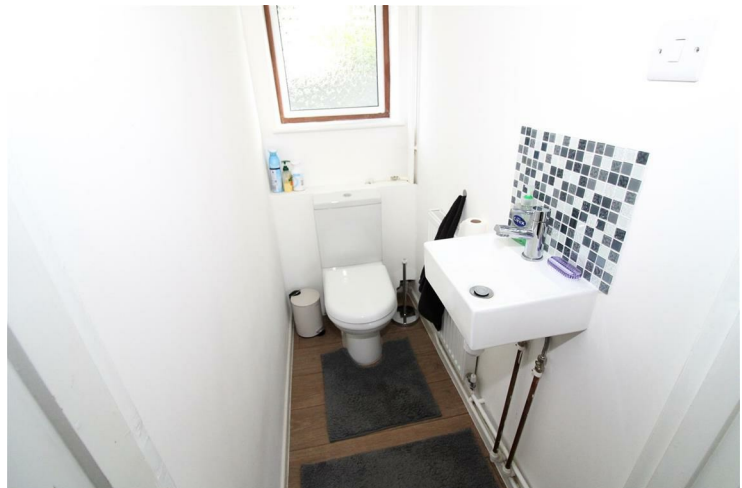
Bedroom two is a carpeted double bedroom with a window to the side of the property.

Bedroom Three



Bedroom three is a carpeted double bedroom with a window to the rear of the property.

Cloakroom



The cloakroom has a WC & sink and a frosted window to rear.

Bathroom



A modern bathroom, bath with shower over, WC and sink, large frosted window to rear.

Exterior

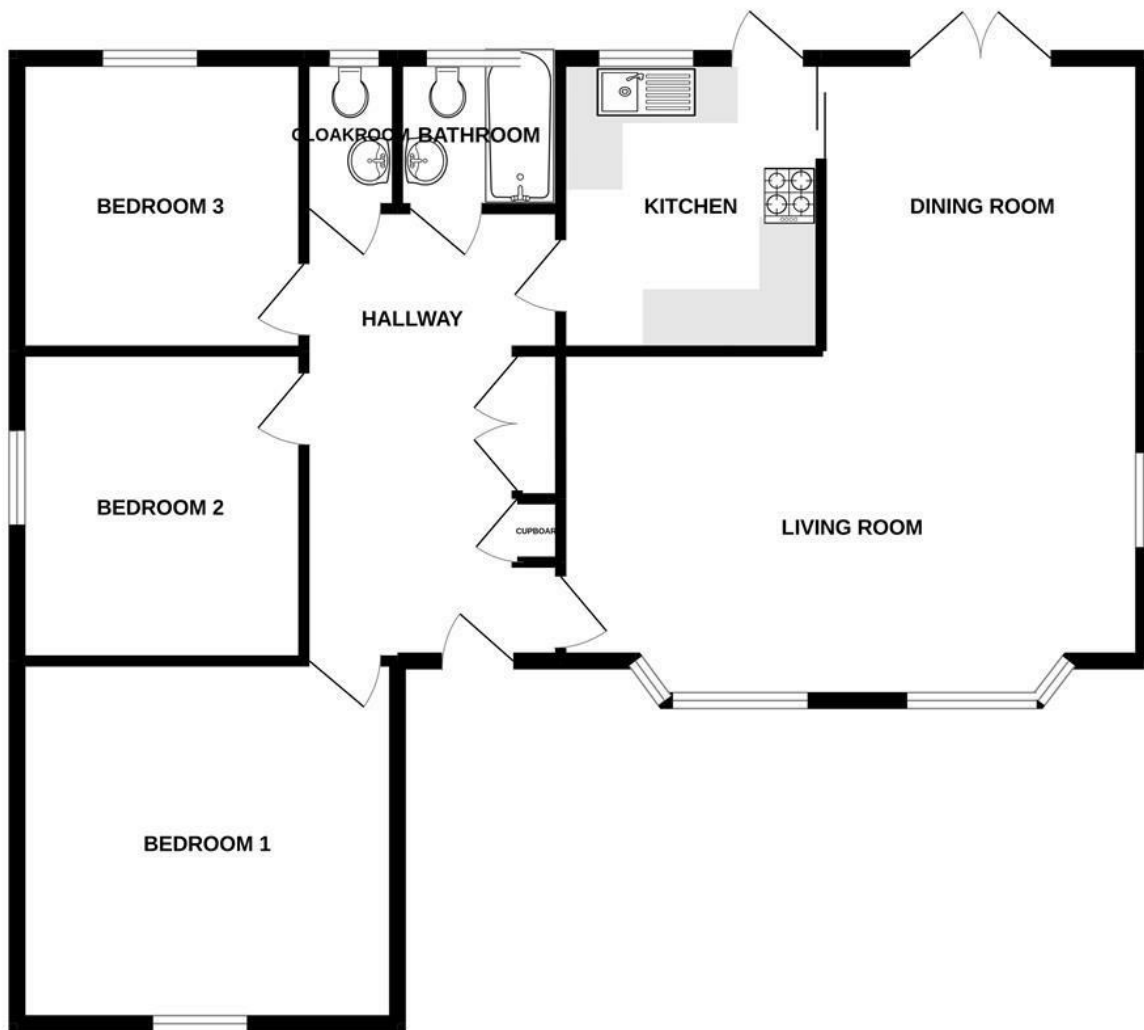


To the front is an in and out driveway with plenty of parking. To the rear is an enclosed garden, with gated access on each side. There is a patio immediately outside the house, the rest of the garden is mainly laid to lawn. Large shed for storage.

Single garage

Single garage with up and over door and door to garden at rear.

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

