

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



**Cardiff Road  
Reading, Reading, Berkshire RG1 8ER**

**£1,450 PCM**

**NEA LETTINGS:** This modern mid terraced, two double bedroom property is situated within a very short walk to Reading mainline station. The property comprises of a living room, separate dining room and kitchen with appliances. Upstairs are two double bedrooms and a modern bathroom. To the rear is an enclosed garden with built in barbeque and seating area. Pets considered for a small increase in rent. 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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## Cardiff Road, Reading, Berkshire RG1 8ER

- Reading
- Two double bedrooms
- Enclosed garden
- Pets accepted
- Council Tax Band B
- Mid Terrace
- 10 minute walk to Reading station
- Part furnished/unfurnished - landlord is flexible
- EPC Rating D
- Available immediately

### Hallway

Entrance through front door on to wood flooring which leads to dining room and lounge. Stairs to first floor.

### Dining Room

11'5" x 8'2" (3.5 x 2.5)



A good sized dining room with a feature fireplace, wood flooring, good sized window allowing plenty of natural light and a radiator.

### Living Room

11'5" x 10'5" (3.5 x 3.2)



This good sized living room has a feature open fireplace, wood flooring, a side window and a door to the kitchen.

### Kitchen

19'4" x 5'10" (5.9 x 1.8)



Galley style kitchen with side and rear aspect windows. A range of eye and base level storage units with roll top work surfaces, integrated double oven with a four ring gas hob and extractor hood over, washing machine, fridge, freezer, tiled floor, radiator and door to the garden.

### Landing

the landing is carpeted and allows access to the loft.

### Bedroom One

11'5" x 10'9" (3.5 x 3.3)



A spacious double bedroom with built in wardrobe, feature fireplace, carpet, one radiator and a good sized window.

### Bedroom Two

11'5" x 10'2" (3.5 x 3.1)



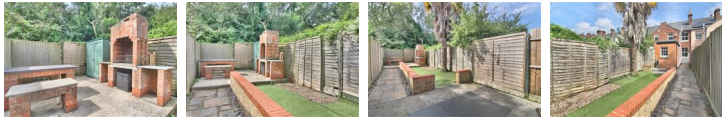
A good sized double bedroom with wood flooring, one radiator, side window and door to main bathroom.

**Bathroom**



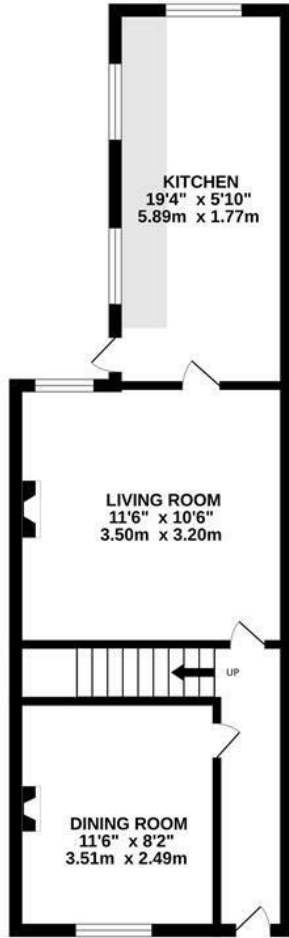
This modern bathroom consists of: a wash basin, wc and a panelled bath with over head shower. Tiled flooring, a chrome heated towel rail and a rear aspect frosted window..

**Garden**



To the rear of the property there is an enclosed garden with a patio area, a brick built table and brick built barbecue.

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



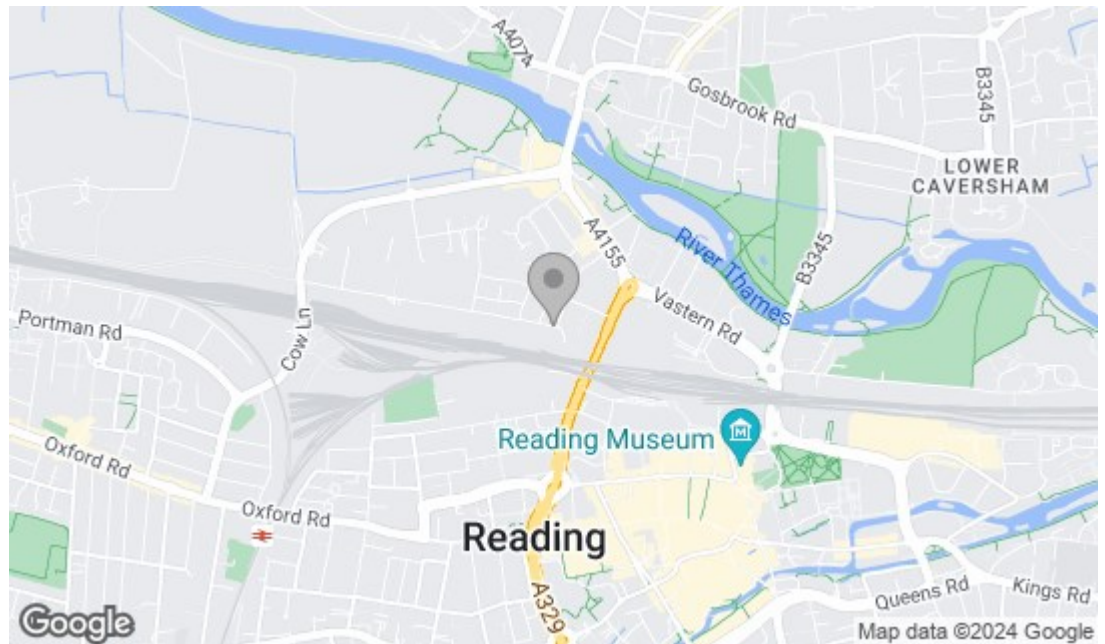
1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	
Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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