



**Chester Street
Caversham, Reading, Berkshire RG4 8JH**

£1,500 PCM

NEA LETTINGS: This is a two double bedroom Victorian semi-detached house situated in the heart of Caversham, close to local amenities and restaurants and within a short walk of Reading town centre and railway station. The property boasts two reception rooms, fitted kitchen, lean-to conservatory leading to enclosed courtyard style garden, two double bedrooms and upstairs bathroom. Ideal for a single occupant or couple. 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.

Chester Street, Reading, Berkshire RG4 8JH

- NEA Lettings
- Semi Detached House
- Unfurnished
- Permit Parking
- EPC Rating D
- Central Caversham
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band C
- Available 25th September

Entrance Hall

A welcoming entrance with coir matt and carpet, stairs leading to first floor and doors to both reception rooms.

Living Room

11'5" x 9'2" (3.5 x 2.8)



With original wood flooring, large window to the front of the property, feature fire place and fitted side board.

Dining Room

11'9" x 9'10" (3.6 x 3.0)



With fitted book shelves, under stairs storage, original wood flooring, feature fire place, doorway to kitchen and window to rear.

Kitchen



A fitted kitchen with vinyl flooring and door leading to lean-to conservatory. Appliances include fridge/freezer, electric hob and oven, washer/dryer and slimline dishwasher.

Lean-to Conservatory



A super addition to the property, with tile flooring and French doors to the enclosed rear garden.

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Bathroom



This first floor bathroom with large window to the rear and tiled flooring, has a three piece white suite comprising of bath with shower over, W.C. and wash hand basin.

Bedroom Two

11'9" x 7'6" (3.6 x 2.3)



A further carpeted double bedroom with window to the rear of the property.

Master Bedroom

12'9" x 11'5" (3.9 x 3.5)

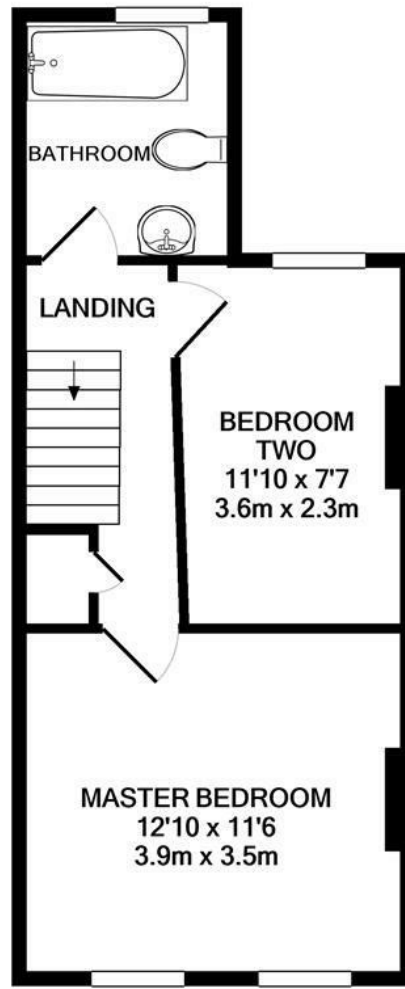
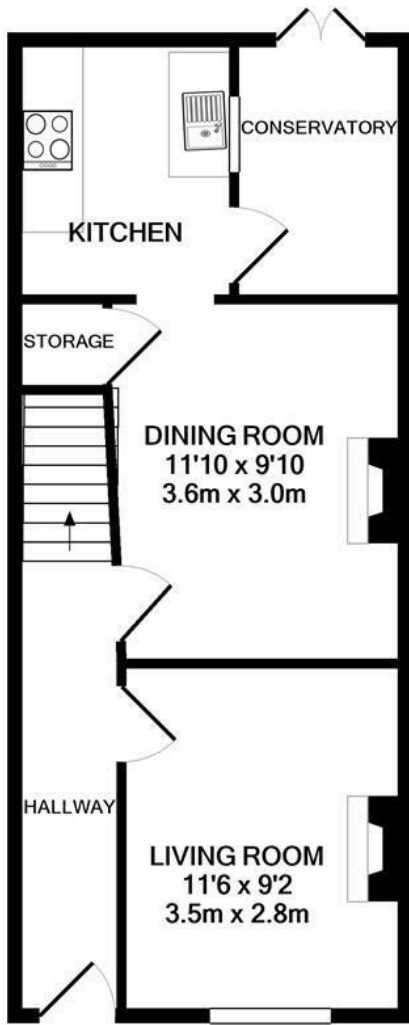


A light and spacious double bedroom with carpet and two windows to the front of the property.

Garden



An easy to maintain, courtyard style garden, with large summer house at the very rear of the garden.



GROUND FLOOR
 APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 348 SQ.FT. (32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 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	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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	
61	
EU Directive 2002/91/EC	
England & Wales	

