



**Holyrood Close
Caversham Park Village, Reading, Berkshire RG4 6PZ**

£2,000 PCM

NEA LETTINGS: A four bedroom link detached house situated in the popular area of Caversham Park Village. With welcoming entrance hall, downstairs shower room, kitchen and open plan living/dining room, four bedrooms and family shower room. To the front is a driveway providing access to the garage and to the rear is an enclosed garden. 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.

Holyrood Close, Reading, Berkshire RG4 6PZ

- NEA Lettings
- Link Detached House
- Two shower Rooms
- Garage and Driveway parking
- EPC Rating D
- Caversham Park Village
- Four Bedrooms
- Enclosed rear garden
- Council Tax Band E
- Available immediately

Entrance Hall

A spacious and welcoming entrance hallway with stairs to first floor and doors leading to shower room, kitchen and living room.

Downstairs Shower Room



A newly fitted, modern shower room presented to a high standard with a frosted window to the front of the property and floor to ceiling tiles. Three piece suite comprising double width shower cubicle, W.C and wash hand basin.

Kitchen



A light and airy kitchen with ample workspace, eye and base level units, door to driveway. Appliances include freestanding electric cooker, washing machine, dishwasher, fridge and freezer.

Living / Dining Room



A spacious living room with plenty of space for dining and living. With French doors leading onto the enclosed rear garden and under stair storage.

Master Bedroom



A large double bedroom with built-in wardrobes and window overlooking the enclosed rear garden. Beautifully presented throughout.

Holyrood Close, Reading, Berkshire RG4 6PZ

Bedroom Two



A second double bedroom with window over looking the garden and built in wardrobes.

Upstairs Shower Room



This shower room has a frosted window to the side of the property. Three piece suite comprise of double width shower cubicle, W.C and wash hand basin.

Bedroom Three



A small double room with window overlooking the front of the property with built in wardrobe.

Garden



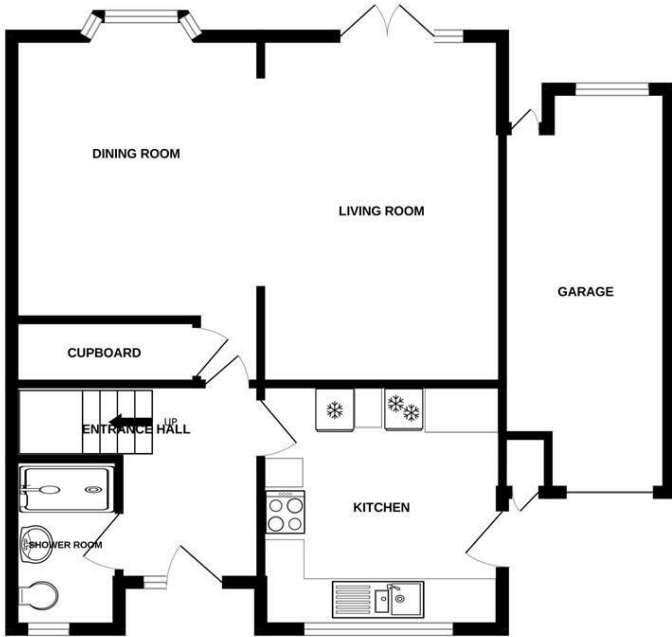
An enclosed rear garden with patio area ideal for summer entertaining, the rest being laid to lawn with path leading to gated rear access.

Bedroom Four

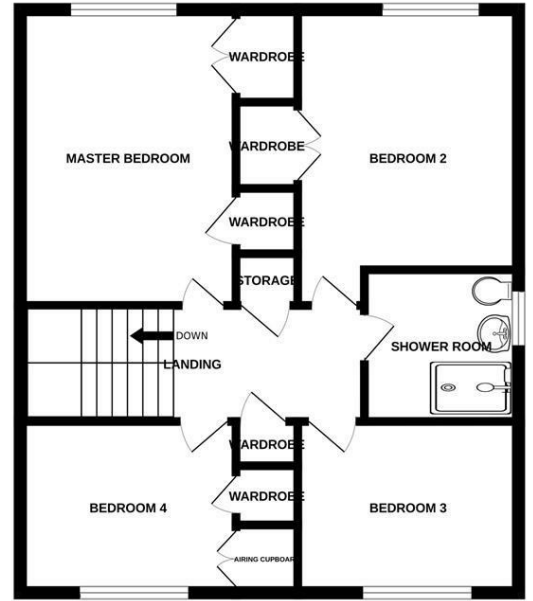


A good size single bedroom with window over looking the front of the property.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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.
Made with Metropix ©2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(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	

