



**Queen Street
Caversham, Reading, Berkshire RG4 7RB**

£1,500 PCM

NEA LETTINGS: This is a good quality two double bedroom mid terrace house on a quiet, sought after road within Caversham Primary School catchment and within a 15/20 mins walk of the central Reading and mainline station. The accommodation comprises separate living space and dining room, kitchen plus utility room. Upstairs there are two double bedrooms and a large bathroom. There is a good sized, private rear garden with decking and gravel area. On street parking, 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.

Queen Street, Reading, Berkshire RG4 7RB

- NEA Lettings
- Mid-Terrace
- Upstairs bathroom
- On road parking
- EPC Rating D
- Caversham
- Two double bedrooms
- Enclosed garden
- Council Tax Band C
- Available 27th November

Entrance Hall

Wooden floor with door to living room, opening to dining room and staircase to first floor.

Living Room



A carpeted living room with shelving and window to front.

Dining Room



With wooden floors, window to garden, large under stairs cupboard and door to kitchen.

Kitchen



With tiled floor, door to enclosed rear garden, plenty of storage space and worktops. Appliances include electric cooker, extractor and dishwasher.

Utility Room



Open arch to utility which has further storage, tall fridge freezer, washing machine, tumble dryer and frosted windows to rear garden.

Bedroom One



A carpeted front bedroom built-in wardrobe and window to front.

Bedroom Two



With laminate flooring and window overlooking rear garden.

Bathroom



Bathroom with laminate flooring, large corner bath, shower cubicle, WC and wash hand basin plus window to rear.

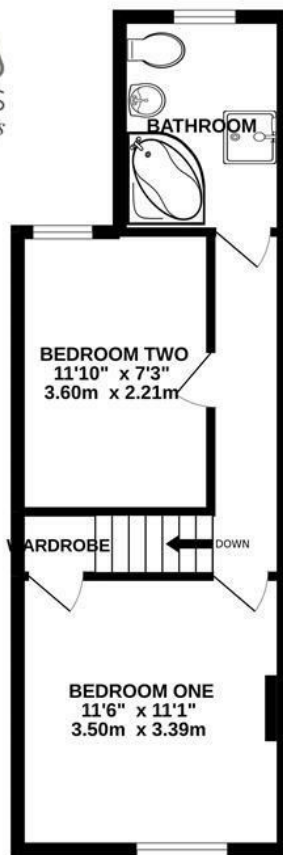
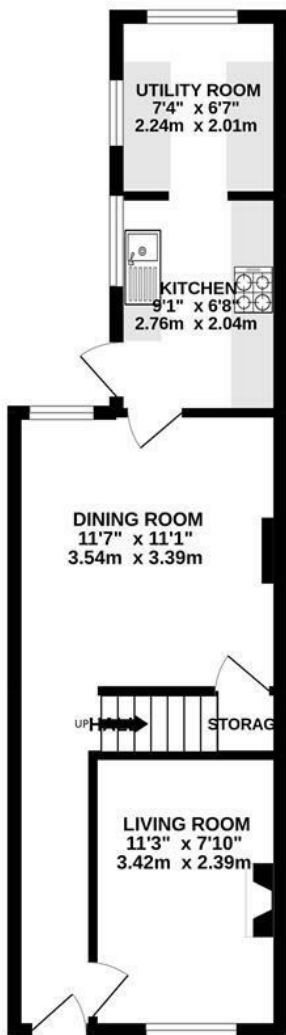
Garden



A courtyard style garden with raised decking area, shingled area.

NEA

NICHOLAS ESTATE AGENTS
Sales & Lettings



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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			86
(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			
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	

