



## Woburn Close Caversham, Reading, Berkshire RG4 7HB

**£2,000 PCM**

NEA LETTINGS: Located in a quiet cul-de-sac in Caversham Heights within catchment area of Caversham Primary and The Heights Schools. The property is within walking distance of Caversham centre (20 mins) and there are regular buses from a nearby bus stop. Very close to the South Oxfordshire countryside and only 10 mins drive to Reading mainline railway station and its high speed trains in to London Paddington (25 mins). This is a modern three bedroom terrace property. The house comprises of a an entrance hallway, fitted kitchen and large living room plus utility room and downstairs shower room. Upstairs is three bedrooms plus family fitted bathroom. Outside is an enclosed garden with a shed. There is a half garage at the front of the property with driveway parking. Small pets considered. EPC Rating C.

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.

## Woburn Close, Reading, Berkshire RG4 7HB

- NEA Lettings
- Modern terrace house
- Three bedrooms
- Driveway parking
- EPC Rating C
- Caversham Heights
- Unfurnished
- Enclosed rear garden
- Council tax band D
- Available 30th July 2025

### Entrance Hallway

13'5" x 2'11" (4.10 x 0.89)

Entrance hallway leads to kitchen, utility, downstairs shower room, living room and storage cupboard.

### Kitchen

12'9" x 6'5" (3.90 x 1.98)



Modern kitchen, with views to a quiet cul du sac. Ample work surfaces and cupboards, sink with drainer. Appliances include freestanding electric oven with four ring electric hob with extractor and fridge freezer.

### Living Room

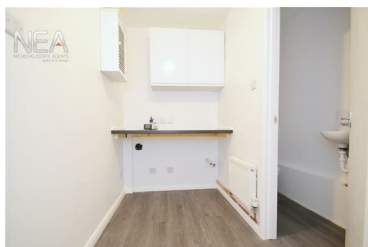
17'10" x 14'5" (5.46 x 4.41)



A large bright living room with views to the back garden. Double French doors lead out on to the patio. Wooden flooring runs throughout, carpeted stairs lead to first floor.

### Utility Room

9'7" x 4'7" (2.93 x 1.40)



A large spacious utility room with power sockets, appliances include a washing machine. Plenty of space for coats and shoes, door leads to

### Shower room

9'7" x 2'7" (2.93 x 0.80)

A modern cloakroom, WC, sink and cubicle shower.

### Garden



An enclosed garden, with a patio area and laid lawn with a shed in at the bottom.

### Master Bedroom

11'2" x 11'1" (3.41 x 3.39)



A large carpeted master bedroom with view to the garden. Built in storage cupboard.

### Bedroom Two

11'1" x 9'8" (3.38 x 2.97)



A good size carpeted double room, with views to the quiet cul du sac

### Bedroom Three

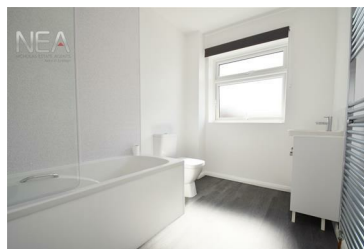
11'1" x 6'5" (3.39 x 1.98)



A carpeted single bedroom with views to the garden, built in storage cupboard

### Bathroom

9'8" x 6'5" (2.95 x 1.96)



A modern family bathroom, bath with wall mounted shower, wc, sink, heated towel rail, window,

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### Garage

7'6" x 4'7" (2.30 x 1.40)

Half size garage ideal for storage





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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
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>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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