



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Henley Road
Caversham, Reading, Berkshire RG4 6LF**

£1,950 PCM

NEA LETTINGS: Set within this sought after location offering easy access to the centre of Caversham and Reading, including the mainline train station, is this well presented modernised and spacious mid terrace townhouse. The property is presented over 3 floors in this quiet development is is provided part furnished. The property has been modernised and includes a kitchen/diner on the ground floor which opens out onto the rear enclosed garden. On the 1st floor is a large living room, family bathroom and third bedroom. On the top floor are 2 double bedrooms, one with ensuite. There is also a single garage and driveway parking for one car. Sorry pets not accepted. 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.

Henley Road, Reading, Berkshire RG4 6LF

- NEA Lettings
- Town House
- Part furnished
- Single garage and driveway
- EPC Rating C
- Caversham
- Three Bedrooms
- Enclosed rear garden
- Council tax band E
- Available 29th October

Entrance Hall

Wood effect floor, carpeted staircase, doors to cloakroom, garage & kitchen. Large under stairs cupboard with plenty of space for shoes and coats.

Cloakroom



Wood effect floor, WC with douche spray, sink with storage underneath.

Garage

Single garage with up and over door.

Kitchen



Large modern kitchen with tiled floor with plenty of storage and workspace. Sink and a half with drainer under the kitchen window with overlooks the garden. Appliances include 5 ring gas hob with extractor. Two electric ovens at eye height. Built in dishwasher, tall fridge/freezer, microwave & washing machine. Double doors to garden. Furniture includes an extendable kitchen table & 6 chairs.

Garden

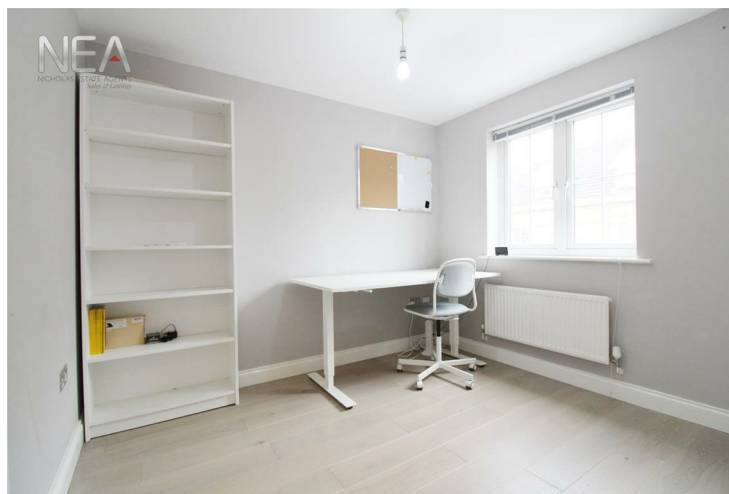


Three steps from the kitchen lead to the patio area, rest is laid to lawn, fences either side. Furniture includes a garden table & 8 chairs, plus a large parasol.

1st floor landing

Carpeted landing with doors to bedroom three, bathroom and living room. Large walk in storage cupboard.

Bedroom Three



Wood effect floor, windows to front with blind. Furniture includes a desk and office chair and shelving unit.

Family bathroom



Tiled floor, heated towel rail, WC, bath with shower over, sink set in storage cabinet.

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Living room



Carpeted double bedroom, high window overlooking front, hanging rail in corner. Furniture includes 1 x bedside cabinet and 1 x set of drawers.

Wood effect floor, two windows overlooking rear garden. Furniture includes two x 2 seater sofa plus matching pouffe, TV Stand, coffee table, storage cabinet and two enclosed shelving units.

2nd floor landing

Carpeted landing with doors to bedrooms one & two. Large airing cupboard housing boiler.

Bedroom One



Carpeted double bedroom, high window overlooking rear, door to ensuite. Furniture includes double bed and matching 2 x bedside cabinets & set of drawers, plus hanging rail.

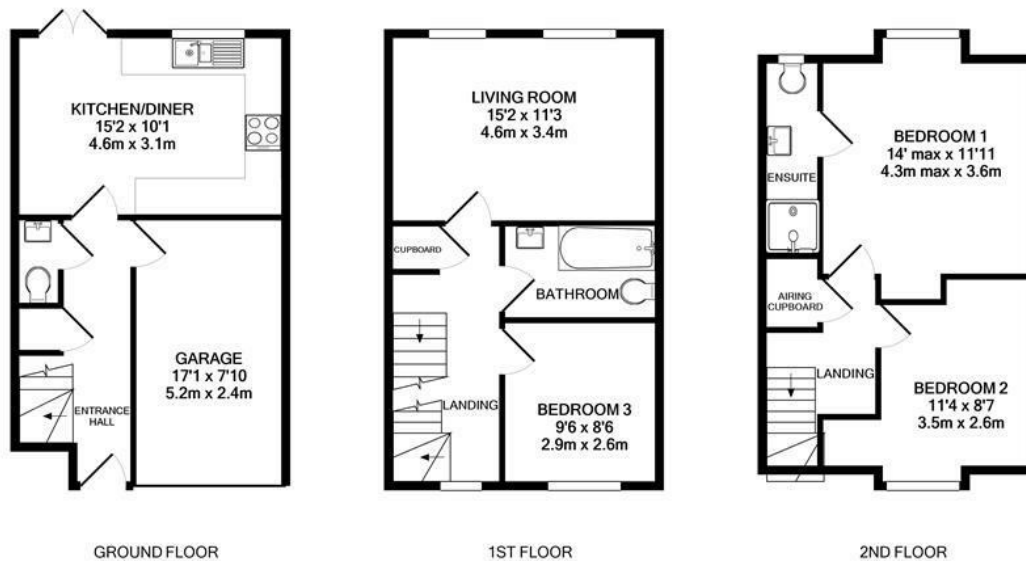
Ensuite



Modern tiled ensuite with underfloor heating & heated towel radiator, cubicle shower with overhead shower and handheld shower, WC, sink set in storage cabinet, skylight window.

Bedroom Two





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	77	
(55-68) D		
(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		

