



NICHOLAS ESTATE AGENTS
Sales & Lettings

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Rhigos Emmer Green, Reading, Berkshire RG4 8LF

£2,250 PCM

NEA LETTINGS: Nestled in the charming area of Emmer Green, this delightful detached house offers a spacious layout that is ideal for families. Upon entering, you are greeted by three well-proportioned reception rooms, each providing a versatile space. The house features four generously sized bedrooms, the master with an en-suite, family bathroom, living room, kitchen, utility room, study, dining room & downstairs cloakroom. The surrounding area of Emmer Green is known for its picturesque landscapes and community spirit there are lots of local amenities and transport links nearby, plus the open space of Bugs Bottom is just around the corner. There is also double garage to the rear of the property and a large garden with patio and green space. There is access to the garden through a garden gate. There is additional parking space for two cars in the driveway in front of the garage. 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.

Rhigos, Reading, Berkshire RG4 8LF

- NEA Lettings
- Detached house
- Unfurnished
- Private rear garden
- EPC rating C
- Emmer Green
- Four Bedrooms
- Driveway parking and double garage
- Council tax band F
- Available immediately

Entrance hall

A wide hallway with carpeted flooring, central stairs to the first floor, doors to kitchen, living room, study, dining room and downstairs WC. Understairs cupboard.

Study

A light and airy room at the front of the property, ideal for a study or snug. Has square fronted windows, carpeted flooring and lots of natural light.

Living room

A light and airy dual aspect room with double sliding doors to the garden allowing plenty of natural light, carpeted flooring, feature fire place. Window to side.

Cloakroom

Carpeted flooring, sink and low level WC.

Dining room

Offering views over the front of the property is this bright room, square fronted windows, carpeted flooring.

Kitchen

A square kitchen with window to the garden and doors to the utility. Generous wall & base units. Lots of work space with an inset sink and drainer. Four ring gas hob with extractor, eye-level double oven, freestanding freezer.

Utility room

Situated next to the kitchen, this room offers a washing machine, additional sink, under counter fridge, extra cupboard space and access to the garden.

Bedroom one

A large dual-aspect carpeted double bedroom with two built in wardrobes/cupboards with double-glazed windows that overlook the front of the property. Door to en-suite.

Bedroom two

This double carpeted bedroom has a built-in wardrobe and double-glazed windows that overlook the front of the property.

Bedroom three

This double bedroom has carpeted flooring, a built-in wardrobe and double-glazed windows that overlook the front of the property.

Bedroom four

This double bedroom has carpeted flooring, a built-in wardrobe and double-glazed windows that overlook the rear of the property.

Bathroom

Tiled walls and vinyl flooring with a frosted window to rear, a bath with a shower, low level WC and sink with a vanity mirror above.

En-suite to Bedroom one

This has a cubicle shower, low level WC, sink and vanity mirror above with storage. Frosted window to the front.

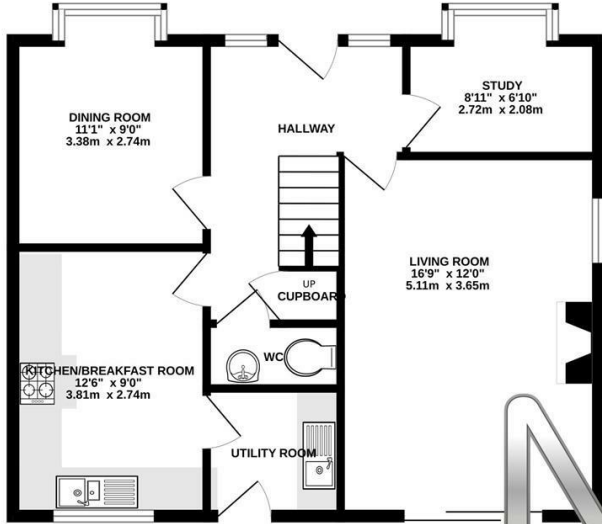
Rear garden

Enclosed rear garden with access from gate at front of the property, or steps from garden to garage.

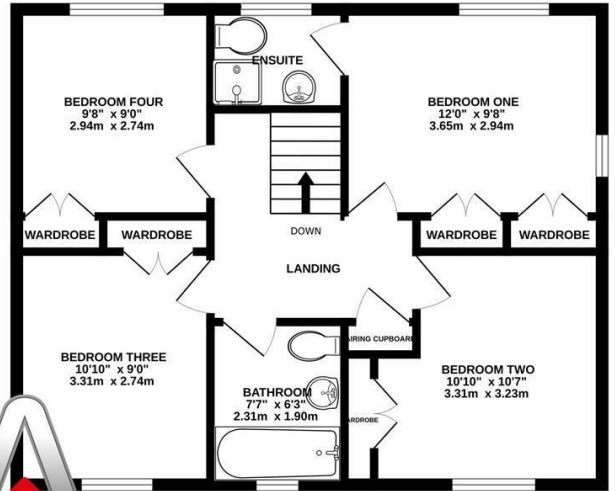
Landing

Central carpeted staircase leads up to airy landing, with doors to all bedrooms, bathroom and airing cupboard.

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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		
(81-91) B		
(69-80) C		
(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		

