



**Blenheim Road  
Caversham, Reading, Berkshire RG4 7RR**

**£2,250 PCM**

NEA LETTINGS: Set within this sought after area of Caversham Heights and in catchment to Caversham Primary school is this well presented detached house. The house has four good sized bedrooms and a stylish bathroom on the first floor. On the ground floor there is a welcoming bay fronted living room, kitchen /diner, family room and a WC. To the rear there is great sized garden that stretches approximately 100ft that is perfect for summer entertaining. In addition there is a good sized decked area and a garage to the side. The house is very close to Caversham Primary School and offers easy access to both central Reading and Caversham. EPC RATING E.

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.



## Blenheim Road, Reading, Berkshire RG4 7RR

- NEA Lettings
- Detached house
- Unfurnished
- Garage
- EPC Rating E
- Caversham
- Four bedrooms
- Enclosed rear garden
- Council tax band E
- Available 27th October

### Lobby

A good sized lobby with a door to the hallway

### Entrance hall

A great sized entrance hall with wood effect flooring, under stairs storage, window to the side and doors to:

### Living room



A light and airy room with a double glazed bay window to the front, carpeted and a feature fire place.

### Kitchen



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, double oven, extractor, dishwasher and recess for the washing machine and fridge freezer. Double glazed window to the front, door to the side and archway to the dining area.

### Dining area

A good sized room with wood effect flooring and steps to the family room.

### Family room

A light and airy room with double glazed doors to the raised decked area and views over the garden and door to the WC

### WC

Comprising a WC, wash hand basin and a window to the side.

### Landing

A good sized landing with loft access, storage cupboard housing boiler and doors to:

### Bedroom One

A great sized room with a double glazed window to the front and built in wardrobes.

### Bedroom Two

A light and airy room with a double glazed window overlooking the garden with ample space for wardrobes.

### Bedroom Three



A bright room with a double glazed window to the front and fitted wardrobes.

### Bedroom Four



A good sized room with as Velux skylight and ample space for wardrobes.

### Bathroom

A modern and stylish bathroom comprising of a paneled bath, wall mounted shower, wash hand basin, WC, tiled floor, tiled walls and two frosted double glazed window to the rear.

### Terrace

A great sized decked terrace with raised views over the southerly facing garden.

**Garden**



An easy to maintain garden that is mainly laid to lawn with shrub borders. The garden stretches approximately 100ft and is ideal for summer entertaining.

**Garage**

Garage with a shared driveway for access.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

