



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Netley Close
Caversham, Reading, Berkshire RG4 6SR**

£1,750 PCM

NEA LETTINGS: This well presented unfurnished three bedroom semi detached property is located in Caversham Park Village just 0.3 miles from Caversham Park Primary School and 0.2 miles from St Martins Catholic Primary School. The property benefits from two double bedrooms, one single, spacious reception room, kitchen, bathroom, garage and private rear/front garden. This property would be ideal for a professional couple or family. 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.

Netley Close, Reading, Berkshire RG4 6SR

- NEA Lettings
- Semi Detached House
- Unfurnished
- Driveway parking & Garage
- EPC Rating D
- Caversham
- Three Bedrooms
- Rear enclosed garden
- Council tax band C
- Available immediately

Entrance Porch



Front door opens into an enclosed porch, with a second door leading into the living/dining room.

Living/Dining room



Spacious carpeted living/dining room with two windows looking to the front and back of property. Doors leading kitchen and small conservatory.

Kitchen



Good sized kitchen with wood effect flooring. There is a door to access the conservatory and a window looking into the garden. Appliances include washing machine, fridge/freezer and 4 ring gas hob.

Bedroom One



Large carpeted double bedroom with built in wardrobe. Windows looking to front of property.

Bedroom Two



Carpeted double bedroom with window looking to front of property.

Bedroom Three



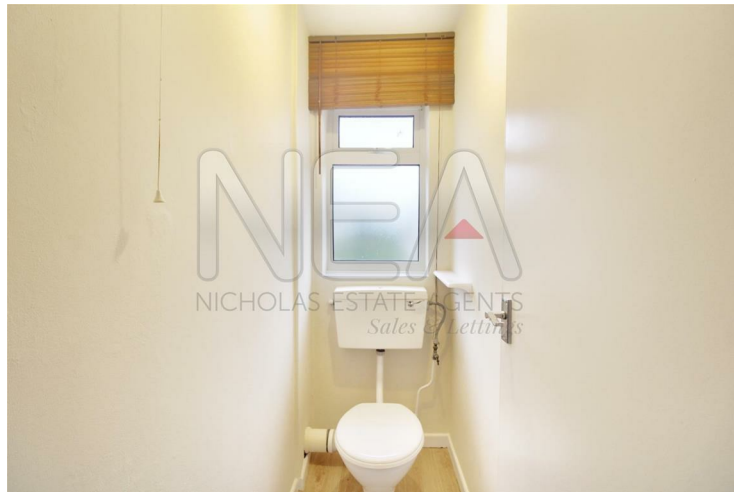
Carpeted double bedroom with built in wardrobe at the back of the property. Windows overlooking the rear garden.

Bathroom



Wood effect flooring, bath with shower overhead, and sink. There is a cupboard housing the boiler and a frosted window to the back of the property.

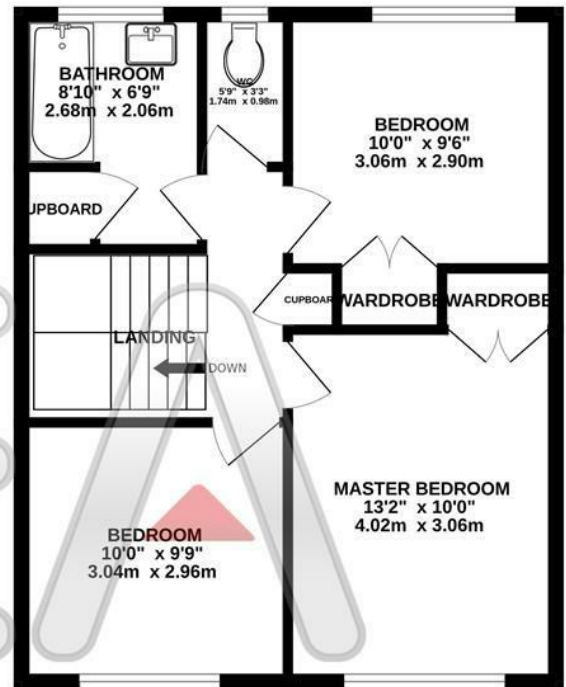
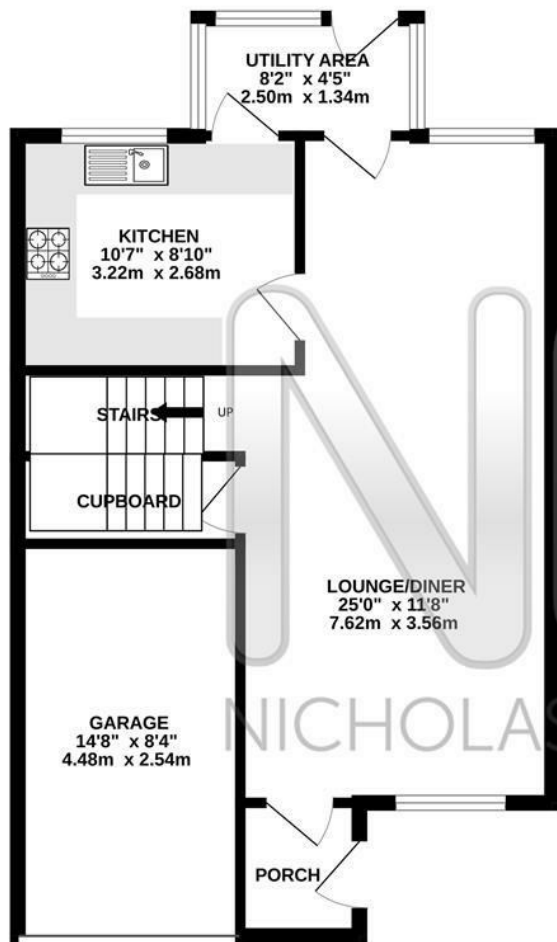
WC



Separate WC next to the bathroom.

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		

