



**Gosbrook Road
Caversham, Reading, Berkshire RG4 8BU**

£1,500 PCM

NEA LETTINGS: Located only moments away from the centre of Caversham and within easy access to Reading mainline station and its fast links to London is this good sized semi detached house. On the ground floor there are two reception rooms and a bright kitchen. Upstairs are three bedrooms and a bathroom. To the rear there is an easy to maintain South facing garden with side and rear access and two sheds. Pets considered. EPC Rating D.

PLEASE NOTE THAT THE PROPERTY IS LET AS SEEN, NO MAJOR CHANGES WILL BE CONSIDERED.

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.

Gosbrook Road, Reading, Berkshire RG4 8BU

- NEA Lettings
- Semi-detached house
- Two reception rooms
- Permit parking
- EPC rating D
- Caversham
- Three bedrooms
- South facing enclosed rear garden
- Council tax band D
- Available 31st December

Hallway

A good sized hallway with under stairs storage, stairs to the first floor and doors to:

Living room

12'9 x 10'9 (3.89m x 3.28m)



At the rear of the house is the carpeted living room with views over the attractive garden and south facing patio.

Dining room

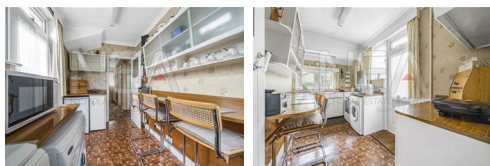
13'6 x 11'6 (4.11m x 3.51m)



A good sized carpeted room at the front of house with a double glazed square bay window to the front. Furniture includes the dresser.

Kitchen

12'9 x 6'6 (3.89m x 1.98m)



A good sized kitchen with ample wall and base units and a breakfast bar with 3 stools, inset sink and drainer set under the window. Double glazed doors and window to the garden. Appliances include oven, with four ring gas hob, undercounter fridge and space for a washing machine.

Landing

Carpeted, loft access, window to the side and doors to:

Bedroom one

12'1 x 11'5 (3.68m x 3.48m)



A bright bedroom with a double glazed window offering views over the rear garden and Christchurch Meadows. Carpeted, cupboard housing the boiler and fitted wardrobes.

Bedroom two

14'1 x 10'6 (4.29m x 3.20m)



Offering views towards Westfield park at the front. This is a light and airy room. Carpeted and ample fitted wardrobes

Bedroom three

7'11 x 7'0 (2.41m x 2.13m)



A bright single room with a double glazed window to the front, carpeted and space for wardrobes.

Bathroom

6'9 x 6 (2.06m x 1.83m)



Comprising of a paneled bath with shower over, WC, and sink and a frosted window the garden.

Garden



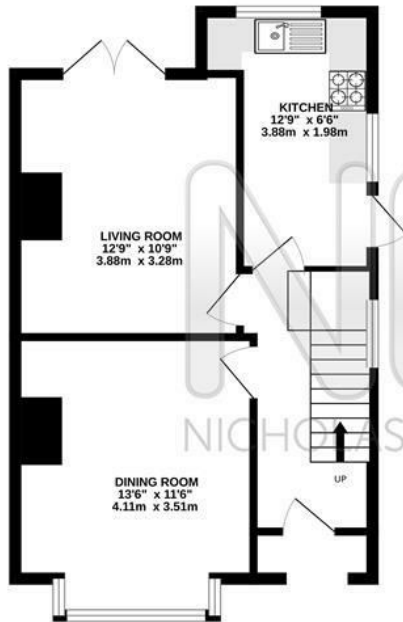
A good sized south facing garden that is perfect for summer entertaining. There is a paved patio that leads to the lawned area. There are shrub borders, two storage sheds to the rear and a rear access gate.

Front garden

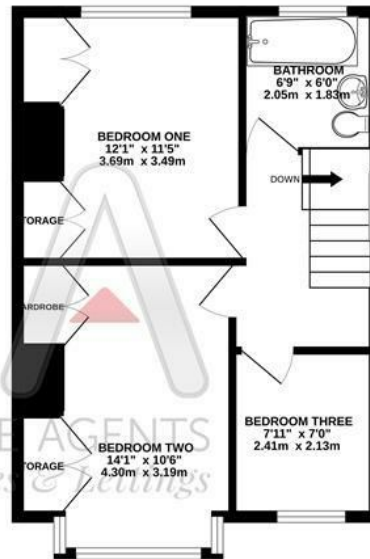


An attractive front garden that is laid to lawn with shrub borders.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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) 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		
	63	83

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		

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