



Donkin Hill
Caversham, Reading, Berkshire RG4 5DG

£1,750 PCM

NEA LETTINGS: This well presented three bedroom mid terrace property located within close proximity to the centre of Caversham, close to the shops, banks, restaurants and leisure facilities and only a 20 minute walk to Reading mainline station. The property comprises of an open plan living/dining area, kitchen, three bedrooms and a spacious garden. The property is unfurnished and double glazed throughout with on road parking to the front. Pets considered. 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.

Donkin Hill, Reading, Berkshire RG4 5DG

- NEA Lettings
- Mid-Terrace House
- Unfurnished
- Enclosed Rear Garden
- Council Tax Band C
- Caversham
- Three Bedrooms
- Open Plan Living Room
- EPC Rating D
- Available 17th December

Porch

A convenient porch, leading to the main reception room.

Living/Dining room

26'6" (into bay) x 13'1" (8.1 (into bay) x 4.0)



A bright and spacious dual aspect reception room, with an attractive double glazed bay window to the front, with feature fireplace. The lounge area is carpeted with the dining area having original wooden flooring. There is a double glazed window to the rear and access to under-stairs storage.

Kitchen

12'1" x 7'10" (3.7 x 2.4)



A spacious modern kitchen with ample wall and base units, inset sink with drainer, oven, hob and extractor, large dishwasher, washing machine and freestanding fridge freezer. There is a double glazed window overlooking the garden, with a side door providing access to the garden.

Landing



A carpeted landing with doors leading to:

Bedroom one

13'1" x 11'9" (4.0 x 3.6)



A spacious double bedroom with ample room for storage and two double glazed windows to the front, allowing ample natural light.

Bedroom two

12'1" x 7'6" (3.7 x 2.3)



A generous second bedroom, fully carpeted with a radiator and a double glazed window to the rear.

Bathroom



A well equipped bathroom comprising of WC, heated towel rail, freestanding wash basin and bath with a shower attachment. There is a frosted glass double glazed window to the side of this part tiled room.

Bedroom three

8'2" x 5'10" (2.5 x 1.8)

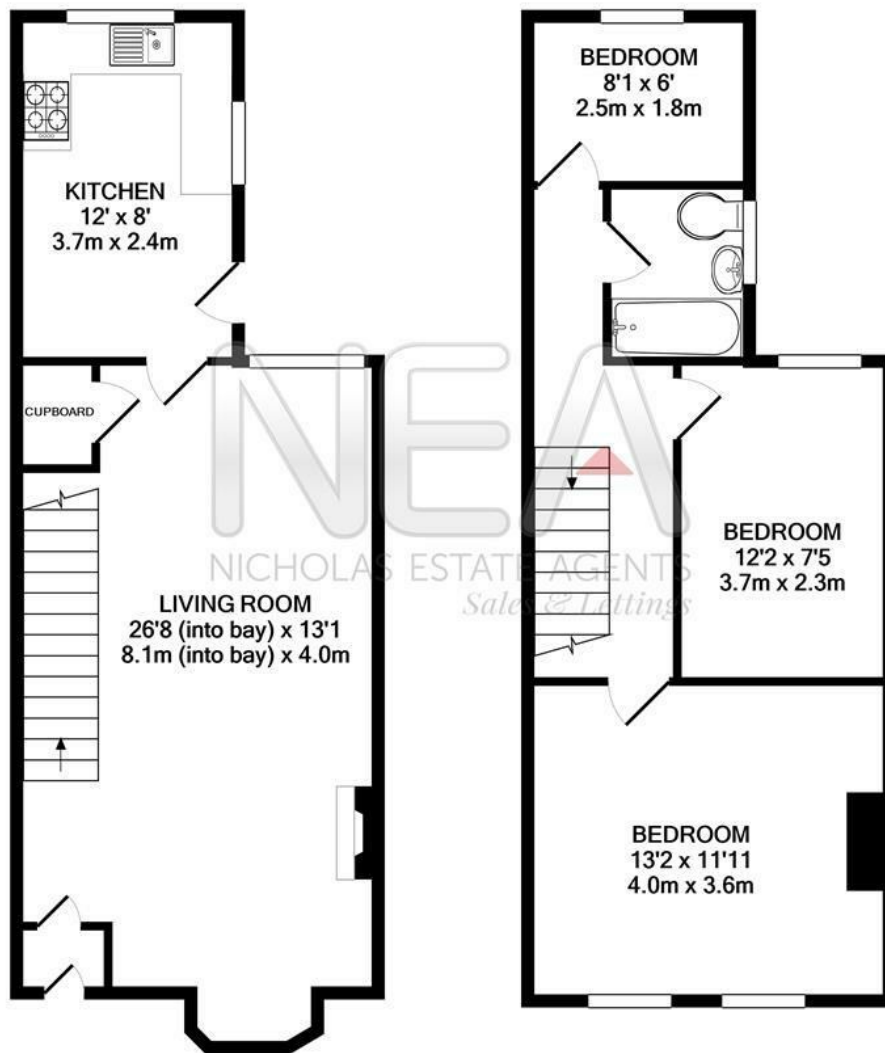


A convenient third bedroom, making an ideal study, with a double glazed window offering views over the garden.

Garden



This well maintained garden with a southerly aspect comprises of a spacious lawn area, with a large shed at the end of the garden and paved area, ideal for summer BBQs.




GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)

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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 