



**Fraser Avenue
Caversham Park Village, Reading, Berkshire RG4 6RT**

£2,250 PCM

NEA LETTINGS: A well presented four bedroom link detached house in the ever popular Caversham Park Village. The property benefits from a 4th bedroom/2nd reception room downstairs, plus a large light living room, kitchen, utility area and downstairs shower room and garage space for storage. Upstairs are three double bedrooms and a family bathroom. There is an enclosed garden. Pets considered.

EPC RATING D. **New kitchen to be installed & all bedrooms will be repainted before start of tenancy and (Feb 2026)**

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.

- NEA Lettings
- Link Detached house
- Unfurnished
- Garage & Driveway parking
- EPC Rating D
- Caversham Park Village
- Four Bedrooms
- Enclosed garden
- Council tax band D
- Available 25th February

Entrance Hall

Door from driveway into the entrance hall, doors to kitchen, living room, 4th bedroom and garage.

Kitchen



Galley kitchen with large window overlooking garden. ***New kitchen to be installed (Feb 2026)**

Living room



Large wraparound living room with wooden floors throughout and staircase. French doors to garden near kitchen. 2 x windows to rear, doors to porch and hallway. Shelving in recess under stairs plus storage cupboard.

Bedroom 4/2nd reception room



On the ground floor is a large multi use room with wooden floors and large window.

Downstairs Shower Room



A modern three piece shower room with W.C., wash hand basin and shower cubicle.

Utility Room



With space for washing machine and tumble dryer, worktop and eye level storage.

Garage

Single garage with electrics, up and over door - for storage only, not a full garage.

Landing

Carpeted staircase and landing, doors to all bedrooms and bathrooms and large airing cupboard housing hot water tank and boiler.

Bedroom One



Carpeted double bedroom, window to rear

Bathroom



Tiled, bath with shower over, WC & sink.

Bedroom Two



Carpeted double bedroom with window to rear

Garden



The garden is to the front of the property and has patio immediately outside house, lawn area and raised beds with a build in barbecue. There is a large storage shed.

Bedroom Three



Carpeted double bedroom with window to front



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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, fittings, fixtures and equipment 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
(81-91) B	69	
(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	

