



**Kings Road  
Caversham, Reading, Berkshire RG4 8DT**

**£1,650 PCM**

**NEA LETTINGS:** An unfurnished two bedroom mid-terrace house within a short walk to Reading station, yet located in Caversham with it's individual shops and restaurants. There are two reception rooms downstairs with a kitchen and bathroom, upstairs are two double bedrooms. A large rear enclosed garden, permit parking. 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.



## Kings Road, Reading, Berkshire RG4 8DT

- NEA Lettings
- Mid terrace house
- Easy access to Reading station
- Permit parking
- EPC rating D
- Caversham
- Two bedrooms
- Good sized garden
- Council tax band C
- Available 4th February

### Living room

13'2 x 12'10 (4.01m x 3.91m)



A bright room with a double glazed bay window to the front with new wood effect flooring.

### Dining room

13'2 x 9'1 (4.01m x 2.77m)



Views over the garden, under stairs storage, new wood effect flooring and door to the kitchen.

### Kitchen

8'11 x 6 (2.72m x 1.83m)



Wall and base units with roll top work surfaces, four ring electric hob, oven, extractor and washing machine. Recess with a wall mounted boiler, storage, doors and window to the garden and door to the bathroom.

### Bathroom

7 x 5'6 (2.13m x 1.68m)



Newly fitted two tone marble bathroom with wall mounted shower attachment, WC and wash hand basin. Also frosted window to the side.

### Landing

Carpeted, doors to:

### Bedroom one

13'2 x 10'7 (4.01m x 3.23m)

A bright room with two windows to the front, carpeted and fitted storage.

### Bedroom two

13'2 x 9'1 (4.01m x 2.77m)

Offering views over the garden is this good sized double bedroom.

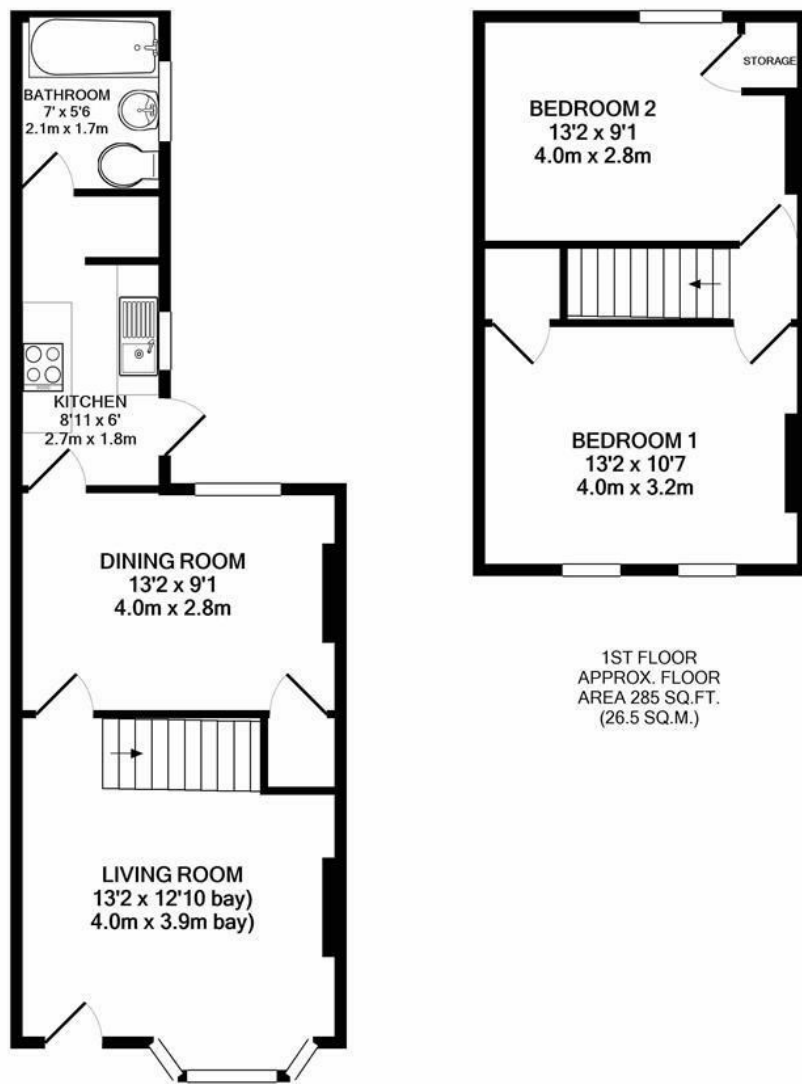
### Garden

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A good sized garden that is mainly laid to lawn with shrub borders.





1ST FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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>		
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<b>England &amp; Wales</b> EU Directive 2002/91/EC		

