



**Kingsway
Caversham, Reading, Berkshire RG4 6RA**

£395,000

CHAIN FREE. Set within this quiet area of Caversham Park Village is this recently redecorated semi detached house. The property boasts three double bedrooms, bathroom and two WC's in the first floor. On the ground floor there is a good sized living room, kitchen and utility room. To the rear there is an easy to maintain garden. To the front there is a garden, driveway and a garage. To appreciate the space on offer call now to view.

Kingsway, Reading, Berkshire RG4 6RA

- Chain free semi detached house
- Three double bedrooms
- Bathroom and two WC's
- Large living / dining room
- Good sized kitchen & separate utility
- Driveway and garage
- Front and rear gardens
- Easy reach of Clayfield Copse & Caversham Park Primary School
- Council tax band C
- EPC rating D

Entrance hall

Carpeted with an archway to the living room

Living room

25'2 x 11'8 (7.67m x 3.56m)



A light and airy room with a floor to ceiling window to the front, a window to the rear overlooking the garden, understairs storage cupboard, stairs to the first floor and doors to:

Kitchen

10'4 x 7'5 (3.15m x 2.26m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer four ring hob, oven and extractor. Space for fridge freezer, window to the rear and a door to the utility.

Utility

6'11 x 4'1 (2.11m x 1.24m)



Plumbing for the washing machine and a door to the garden

Landing

Carpeted, loft access, storage cupboard and doors to:

Bedroom one

13'0 x 9'10 (3.96m x 3.00m)



A good sized room with a window to the front, carpeted and fitted wardrobes.

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Bedroom two

10'0 x 10'0 (3.05m x 3.05m)



A light and airy room with a window to the front of the property, carpeted and ample space for wardrobes.

Bedroom three

9'11 x 9'7 (3.02m x 2.92m)



Offering views over the rear garden is this good sized room, fitted wardrobes, carpeted and a cupboard housing the boiler.

Bathroom

8'11 x 6'3 (2.72m x 1.91m)



A good sized bathroom comprising of a panelled bath, wall mounted shower, WC and a wash hand basin. A frosted window to the rear, heated towel rail and an airing cupboard.

WC

Comprising a WC, was hand basin and a frosted window to the rear.

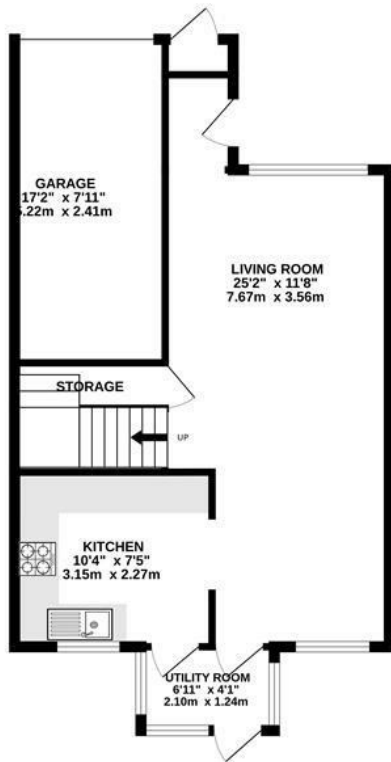
Garden



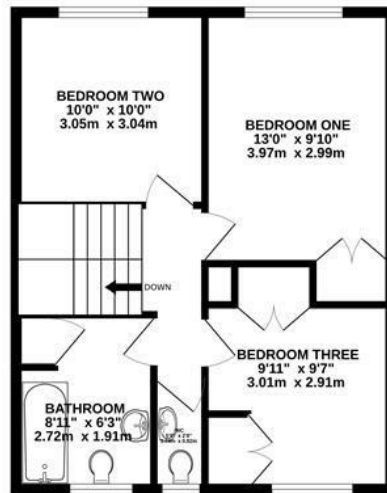
An easy to maintain garden with both side and rear access. The garden is mainly laid to lawn.

Services

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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 is given 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		
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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		

England & Wales

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