



**Harlech Avenue
Caversham Park Village, Caversham, Reading, Berkshire RG4 6RN**

£2,000 PCM

NEA LETTINGS: Located within a peaceful cul-de-sac, this three double bedroom link detached house is very well presented. The property benefits from a vast reception room ideal for entertaining which has patio doors leading to the good sized garden and has a modern and stylish kitchen and guest cloakroom. In addition there is a garage and off road parking to the front. To the rear there is a well maintained southerly facing garden with a raised patio area ideal for those summer BBQ's. EPC RATING B.

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Harlech Avenue, Caversham, Reading, Berkshire RG4 6RN

- NEA Lettings
- Link detached house
- Garage
- Pets considered
- Council Tax Band D
- Caversham Park Village
- Three double bedrooms
- South facing garden
- EPC rating D
- Available 15th April

Hallway

Radiator, alarm panel, doors to Kitchen, W/C and living room

Guest WC



Comprising a low-level WC, wash basin, electric radiator, and a frosted double-glazed window to the front.

Kitchen

11' x 8'5 (3.35m x 2.57m)



A modern and stylish kitchen with ample wall and base units with roll top work surfaces, inset sink and drainer with mixer tap, four ring gas hob, oven, stainless steel extractor, recess for washing machine and dishwasher. The floor is tiled and there is a radiator and a large double glazed window overlooking the front garden and a double glazed door leading to the driveway.

Living room

20'3 x 16'7 (6.17m x 5.05m)



A bright and spacious room ideal for entertaining with double glazed patio doors and a large double glazed window that offer great views over the attractive garden. The room has ample under stairs storage, stairs to first floor, ceiling spot lights and wooden flooring.

Bedroom one

13'2 x 9'9 (4.01m x 2.97m)



This light and airy bedroom is carpeted and has a good sized double glazed window offering views over the garden and allowing plenty of natural light. There is a fitted wardrobe and a radiator.

Bedroom two

10'5 x 10'3 (3.18m x 3.12m)

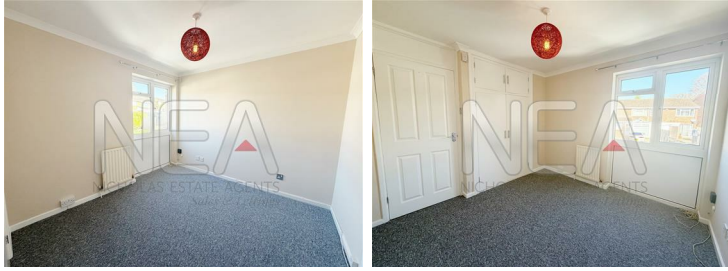


A spacious guest bedroom with a double glazed window overlooking the attractive garden. The room is carpeted and has a radiator and ample space for wardrobes.

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Bedroom three

9'8 x 9'2 (2.95m x 2.79m)



A good sized double bedroom with ample storage, a cupboard housing the boiler and a double glazed window to the front allowing plenty of natural light. It is carpeted and has a radiator.

Bathroom

8'5 x 8' (2.57m x 2.44m)

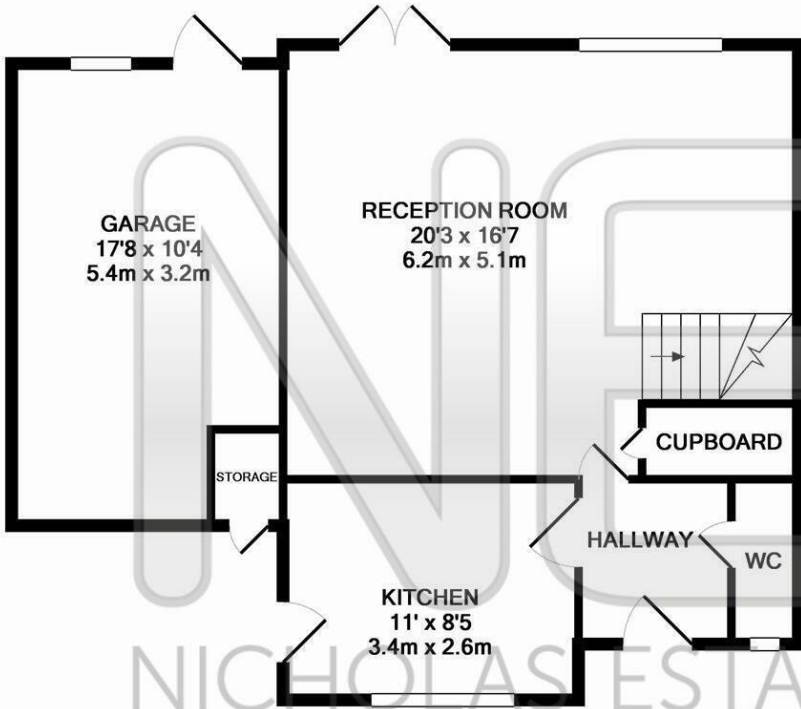


A modern and stylish four piece suite bathroom comprising of panelled bath with Victorian style mixer tap and shower attachment, low level wc, wash basin and shower cubical with wall mounted 'Aqualisa' shower. The walls are part tiled and there is a radiator and a frosted double glazed window to the front.

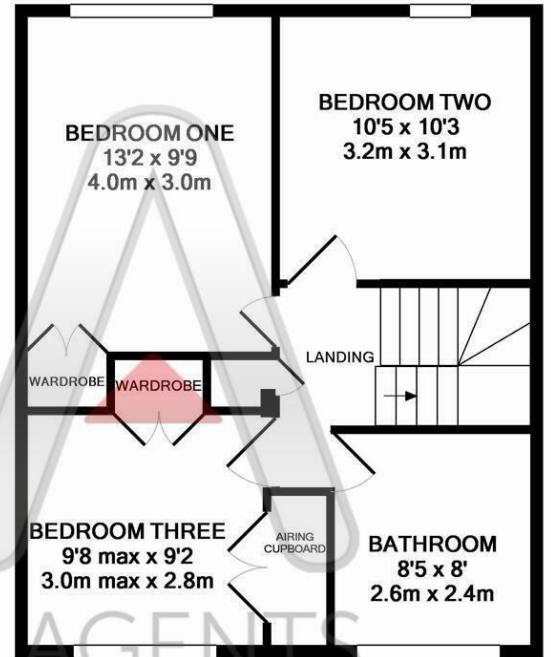
Garden



A wonderfully peaceful south facing garden that has a raised patio area and is partly laid to lawn with shrub borders. The garden is perfect for spending time outside and there is both side and rear gate access as well as a door to the garage.



GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.9 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	
(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	72
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

