



**Rossendale Road
Caversham, Reading, Berkshire RG4 5JU**

£1,650 Per Calendar Month

NEA LETTINGS: A delightful three-bedroom semi-detached house situated on a sought-after residential road in Caversham, conveniently located for Caversham centre and Reading mainline railway station. The property offers a spacious living room, kitchen/breakfast room, three bedrooms and a family bathroom, together with driveway parking and an enclosed rear garden. EPC Rating C.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Rossendale Road, Reading, Berkshire RG4 5JU

- NEA Lettings
- Semi-Detached House
- Unfurnished
- Enclosed Garden
- EPC rating C
- Caversham
- Three bedrooms
- Driveway parking
- Council Tax Band C
- Available 6th January

Entrance Hall

The front door opens to an entrance hall with wood laminate flooring, stairs to first floor and door to living room.

Living Room



A well proportioned square bay fronted living room overlooking the front of the property, with wood effect laminate flooring, fitted shelves and door leading to the kitchen.

Kitchen



A large kitchen/breakfast room, with two windows overlooking the rear garden, tile effect vinyl flooring, ample worktop space and eye and base level units. Appliances include dishwasher, washing machine, fridge/freezer and electric hob and oven. Door leading to lean to.

Lean To

Accessed from the kitchen is this versatile covered space with door leading to the rear garden, including chest freezer

Bathroom



On the first floor, with window to the side of the property, tiled flooring and heated towel rail, this family bathroom comprises of bath with shower over, wash hand basin and WC.

Bedroom One



A large double bedroom with carpet overlooking the front of the property

Bedroom Two



A further large double with views over the enclosed rear garden and carpet.

Bedroom Three

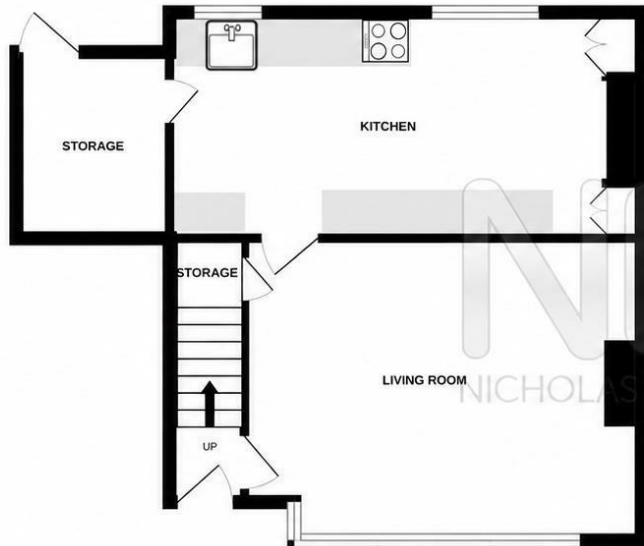


A carpeted single bedroom with window to the front of the property.

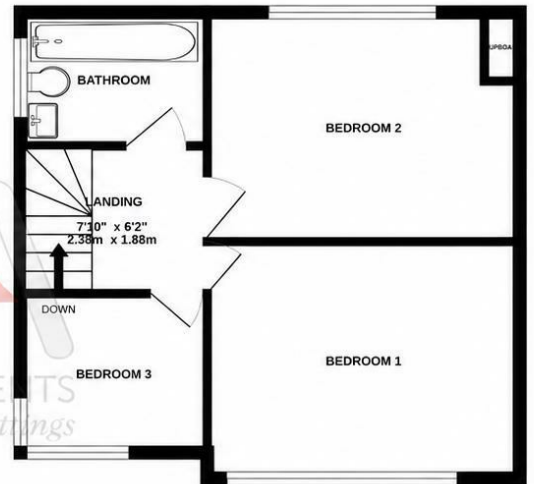
Garden & Exterior

At the front is driveway parking and at the rear, the enclosed garden is mostly laid to lawn.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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 as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

