

**Oxford Street
Caversham, Reading, Berkshire RG4 8HN**

£1,650 PCM

NEA LETTINGS: Ideally located for access to central Caversham with its popular bars and restaurants is this light and airy two bedroom mid terrace Victorian house. The property boasts a large living room and modern kitchen on the ground floor. Upstairs there are two double bedrooms and a bathroom. To the rear, there is an easy to maintain enclosed garden. 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.

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- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Caversham
- Two Bedrooms & upstairs Bathroom
- Rear enclosed garden
- Council Tax Band C
- Available 10th May

Living Room

25'3" x 13'1" (7.7m x 4.0m)



A large bright open plan living and dining room with laminate wood floor and built in storage under the stairs. Door to the kitchen and stairs to first floor.

Kitchen

11'1" x 8'6" (3.4 x 2.6)



The modern tiled kitchen has a stable door to the utility room and window overlooking the garden. It has ample work surfaces, and cupboards, sink. Appliances include 4 ring gas hob, oven, fridge freezer, and washing machine.

Utility Room

4'11" x 5'2" (1.5 x 1.6)

An ideal area to store wellies and coats, door to garden.

Bedroom One

13'1" x 12'1" (4.0m x 3.7m)



A large carpeted double bedroom with a built in wardrobe and views to the front.

Bedroom Two

12'9" x 8'2" (3.9 x 2.5m)



A good size carpeted bedroom with views to the garden.

Bathroom

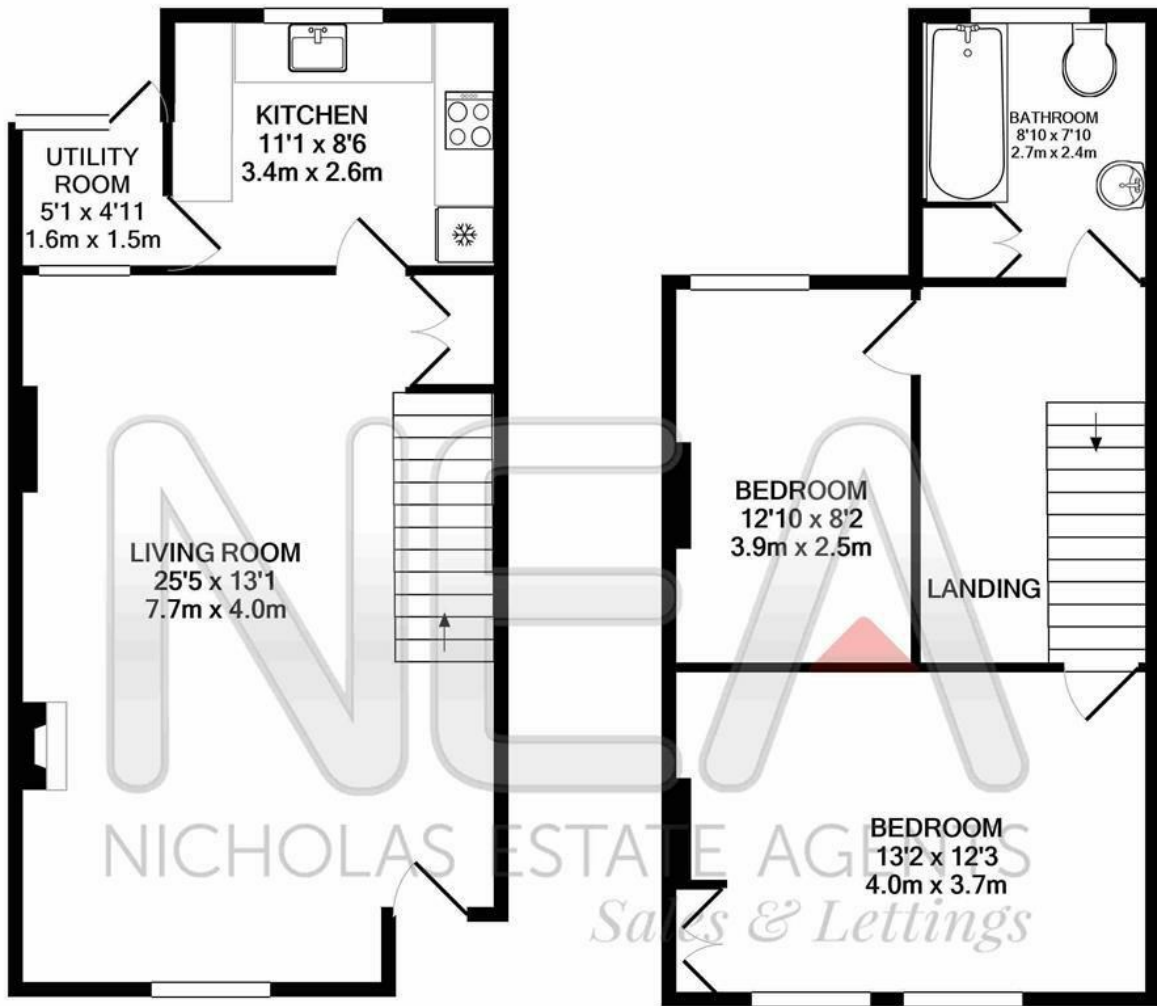
8'10" x 7'10" (2.7 x 2.4)

A large family bathroom with toilet, sink, and bath with shower over. The room also has a built in mirrored cupboard and frosted window with wooden vinyl floors, overlooking the garden

Garden



A good-size enclosed rear garden with large paved area, garden flowers, and two sheds to the rear



GROUND FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 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	83
(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	82
(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	

