



**Caleta Close  
Caversham, Reading, Berkshire RG4 5BW**

**Guide Price £385,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £385000 TO £400000:**  
Set within this quiet Cul-De-Sac is this well presented mid terraced house that offers easy access to central Caversham and Reading mainline station with its fast links to London. The property boasts three double bedrooms and a modern bathroom on the first floor. On the ground floor there is a good sized kitchen/diner with a modern kitchen, light and airy living room, guest WC and utility area. To the rear there is an easy to maintain garden that is ideal for summer entertaining. Call now to view.



## Caleta Close, Reading, Berkshire RG4 5BW

- Quiet Cul-De-Sac
- Modern bathroom and guest WC
- Good sized living room
- On street parking
- Council tax band C
- Three double bedrooms
- Stylish kitchen/diner
- Easy to maintain south facing garden
- Easy access to central Caversham & Reading train station
- EPC rating C

### Utility area

5'10 x 4'9 (1.78m x 1.45m)

Wood effect flooring and door to the garden.

### WC



Comprising of a WC, wash hand basin and window to the front.

### Landing



Carpeted, loft access, large storage cupboard and doors to:

### Hallway

A good sized hallway with wood effect flooring, understairs storage cupboard, stairs to the first floor and doors to:

### Kitchen/diner

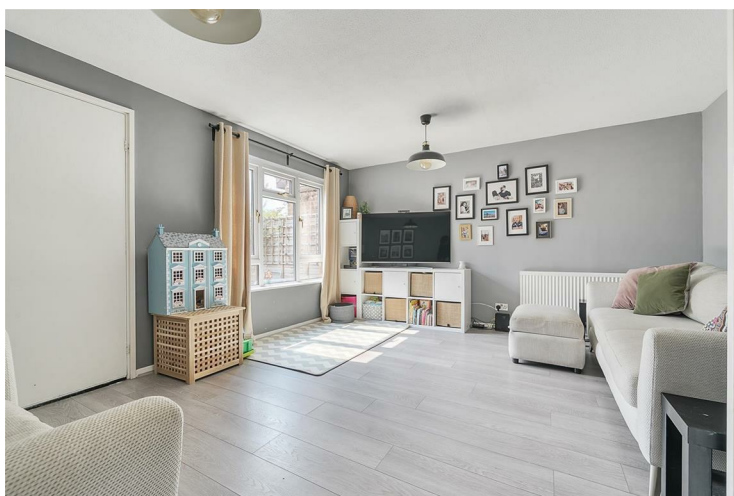
15'8 x 9'8 (4.78m x 2.95m)



A good sized kitchen/diner with ample wall and base units. Work surfaces with an inset sink and drainer, mixer tap, four ring gas hob, oven, extractor, dishwasher, and washing machine. Space for the fridge freezer, ample space for the dining table, wood effect flooring, wall mounted boiler, ceiling spot lights and a window to the front.

### Living room

15'7 x 13'5 (4.75m x 4.09m)



A light and airy living room with a double glazed window overlooking the garden, wood effect flooring and a door to the utility area.

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### Bedroom one

13'4 x 8'10 (4.06m x 2.69m)



Offering views over the garden is this good sized room, carpeted and fitted wardrobe.

### Bedroom three

10'5 x 6'7 (3.18m x 2.01m)



Offering views over the rear garden, carpeted and space for wardrobes.

### Bedroom two

11'8 x 9'2 (3.56m x 2.79m)



Offering viewings to the front is this light and airy room, carpeted and two fitted cupboards.

### Bathroom

6'4 x 6'0 (1.93m x 1.83m)



A modern bathroom comprising of a paneled bath, wall mounted shower, wash hand basin, WC and a chrome heated towel rail. Part tiled walls and a frosted window to the front.

**Garden**



An easy to maintain garden that is mainly laid to lawn with shrub borders, paved patio area, space for a shed and a rear gate access.

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

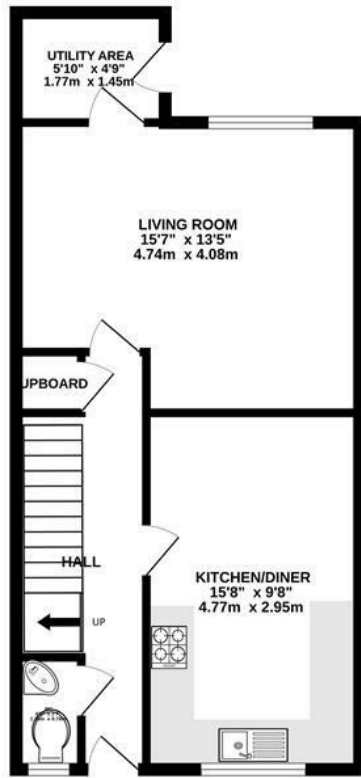
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

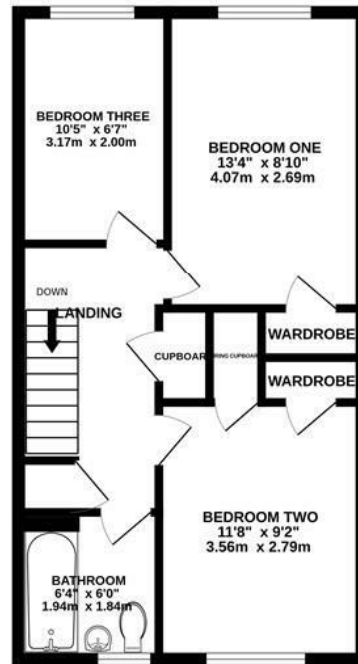
Broadband. Ultrafast, obtained from Ofcom



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	72	80
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

