

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Donegal Close
Caversham, Reading, Berkshire RG4 5DT**

£1,600 PCM

NEA LETTINGS: A well-presented three-bedroom mid-terrace house situated in a popular residential area of Caversham. The property offers an entrance hall, downstairs WC, fitted kitchen with breakfast bar and a spacious living room opening into a generous conservatory overlooking the enclosed rear garden. Upstairs are two double bedrooms, a single bedroom and a family bathroom. On-road parking is available. EPC Rating D.

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- NEA Lettings
- Modern Mid-Terrace house
- Three Bedrooms
- On-road Parking
- Council Tax Band C
- Caversham
- Unfurnished
- Enclosed Rear Garden
- EPC rating D
- Available 3rd December

Entrance Hall

Entrance hall with wood laminate flooring, leading to kitchen, downstairs W.C. and living room.

Kitchen

12'2" x 10'5" (3.71 x 3.19)



A fully fitted kitchen with tile effect vinyl flooring, ample worktops, storage cupboards, large breakfast bar. Appliances include washing machine, dishwasher, electric oven, gas hob, extractor hood and fridge/freezer.

WC

Downstairs WC with tile effect vinyl flooring, frosted window overlooking the front of the property, with W.C. and houses the gas central heating boiler.

Living Room

16'5" x 11'10" (5.01 x 3.62)



A spacious living room with wood laminate flooring, featuring an electric fire place and built-in storage, leading to the Conservatory.

Conservatory

17'1" x 8'11" (5.21 x 2.72)



The conservatory spans the full width of the property providing access and views into the rear enclosed garden.

Stairs and Landing

The stairs open out onto a large landing, providing access to the bedrooms and bathroom and a good size storage cupboard.

Bedroom One

10'3" x 10'10" (3.14 x 3.31)



A large carpeted, master bedroom overlooking the front of the house with double built-in wardrobe and airing cupboard.

Bedroom Two

9'9" x 12'2" (2.99 x 3.71)



A second large double bedroom with carpet, double built-in wardrobe and window overlooking the rear garden.

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Bedroom Three

6'5" x 7'5" (1.96 x 2.28)



A carpeted single bedroom with window over looking the rear of the property.

Bathroom

5'10" x 7'10" (1.80 x 2.39)



The bathroom, with vinyl flooring and three piece suite consisting of W.C. pedestal wash hand basin and shower bath with mixer shower over.

Garden



With raised decking to the rear of the house, ideal for catching the sunshine, the garden is laid to lawn with a pond and fountain feature. The garden also benefits from a shed and rear access.

