



**Send Road  
Caversham, Reading, Berkshire RG4 8EH**

**£1,650 PCM**

NEA LETTINGS: This is a detached house which benefits from two double bedrooms, modern bathroom, two reception rooms, kitchen, downstairs W/C, driveway parking, garage and an extensive private garden. The property is located in the heart of Caversham, yet just 0.9 miles from central Reading station and would be ideal for a small family or couple. Pets considered. 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.

## Send Road, Reading, Berkshire RG4 8EH

- NEA Lettings
- Detached house
- Unfurnished
- Driveway & Garage
- EPC rating D
- Caversham
- Two Bedrooms
- Enclosed rear garden
- Council tax band C
- Available 11th February

### Entrance Hall

A small entrance hall with staircase and door to living room

### Living Room



A spacious living room with wooden floors and large window to front of property.

### Cloakroom

Downstairs cloakroom with W/C and sink. The boiler is housed in this room.

### Kitchen



Spacious kitchen with breakfast bar and plenty of work and cupboard space. Appliances include washing machine, slimline dishwasher, 4 ring gas hob and electric oven with extractor plus tall fridge/freezer..

### Dining Room



Good sized dining room with French doors leading out to the large garden.

### Bedroom One



Double bedroom with laminate wood effect flooring and built in wardrobes. There is a window looking onto the quiet street.

### Bedroom Two



Double bedroom with laminate wood effect flooring, built in wardrobes and a window looking over the garden.

### Bathroom



Modern bathroom with tiled flooring. Bath with shower overhead, WC, and sink set in storage. There is a frosted window to the rear.

### Garden



Garden has large decking area with steps down to the long garden which has patio to either side and grass in the middle.

### Garage

Single garage with door access also from the rear of the property.





TOTAL FLOOR AREA: 870 sq.ft. (80.8 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		
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