



**Whitby Green**  
**Caversham Park Village, Reading, Berkshire RG4 6SL**

**£1,750 PCM**

NEA LETTINGS: A well presented three bedroom semi detached home occupying a quiet position at the end of a cul-de-sac in Caversham Park Village. The accommodation comprises of a large lounge/dining room, a fitted kitchen, downstairs cloakroom, upstairs are three double bedrooms, bathroom and spacious landing. The property is a short walk to local shops, schools and bus routes. The property benefits from having driveway parking, a downstairs WC, a private rear garden and a single garage. 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.



## Whitby Green, Reading, Berkshire RG4 6SL

- NEA Lettings
- Semi-Detached House
- Unfurnished
- Enclosed Rear Garden
- EPC Rating D
- Caversham Park Village
- Three Bedrooms
- Garage and Driveway Parking
- Council Tax Band D
- Available 14th January

### Entrance Porch

Upon entering the property you have a porch with space to hang coats and door leading to

### Living/Dining Room

24'11" x 12'9" (7.62 x 3.91)

A large living space with laminate flooring, stairs to first floor, understairs cupboard, door to kitchen and rear lobby. Large decorative mirror mounted on the wall with shelving.

### Kitchen

10'5" x 8'6" (3.2 x 2.6)

Kitchen comprises of black slate effect counter tops, high gloss white doors for easy maintenance, new oven/hob/extractor.

### Rear lobby

A good size lobby with tiled floor, with washing machine, access to the enclosed garden, and door to cloakroom

### Downstairs Cloakroom

With tiled flooring and window to the rear of the property, this cloakroom has WC and wash hand basin. Wall mounted cabinet with mirror and frosted window.

### Bedroom One

15'3" x 9'10" (4.67 x 3.02)



A good sized double bedroom with carpet, window to the front of the property and built-in mirrored wardrobes.

### Bedroom Two

10'0" x 10'0" (3.05 x 3.05)



A light and airy double bedroom with carpet and window to the front

### Bedroom Three

9'9" x 9'8" (30.2 x 2.95)



A further good size double room with carpet and window looking over the rear garden. Furniture includes bedside table, two chest of drawers and wardrobe.

### Bathroom

With window to the rear of the property, bathroom suite including bath, shower, WC and hand wash basin.

### Separate WC

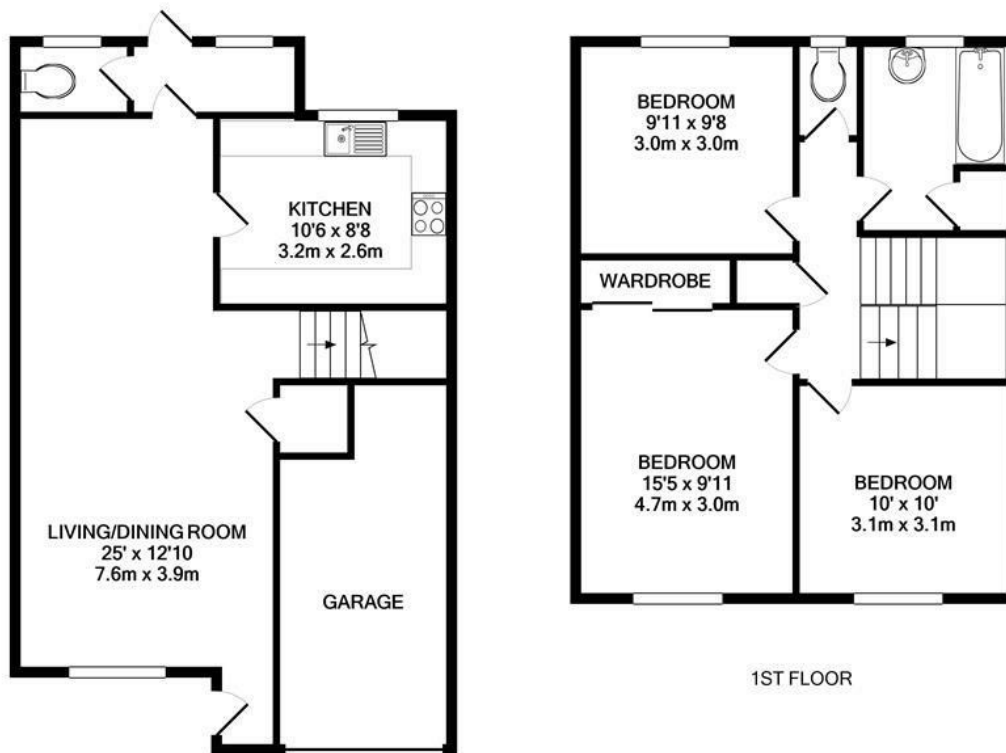
Separate from the bathroom is the W.C. New toilet and vinyl flooring to be installed before next tenancy.

### Garden

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Enclosed rear garden with patio, flower beds and a lawn area. There is side access from the front of the property. Rear and side access to the property.



GROUND FLOOR

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) <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		
<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		

