



**Cromwell Road  
Caversham, Reading, Berkshire RG4 5EA**

**£1,600 PCM**

NEA LETTINGS: This is a mid terrace, unfurnished house located in the heart of Caversham, close to the shops, banks, restaurants and leisure facilities and only a 15 minute walk to Reading mainline railway station with its regular high speed trains (25 mins) into London Paddington. The property comprises of a sitting room, dining room and kitchen on the ground floor. Upstairs are two double bedrooms and a bathroom. To the rear is an enclosed garden and there is permit parking to the front of the property. Small 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.



## Cromwell Road, Reading, Berkshire RG4 5EA

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Caversham
- Two Bedrooms
- Enclosed rear garden
- Council tax band C
- Available 14th January

### Living room



The front door opens directly into the living room, which has a bay window to the front. There are modern wooden floors and a feature fireplace. Door to staircase and dining room.

### Dining room



The wooden floors continues into the dining room, which has a window overlooking the garden, large under stairs cupboard and door to kitchen.

### Kitchen



Newly fitted kitchen offering ample storage and workspace. Appliances include a freestanding fridge/freezer, electric hob and oven with extractor hood, as well as a washing machine and dishwasher.

### Bedroom One



At the front of the property is a carpeted double bedroom with two windows to front and built in wardrobes along one side.

### Bedroom Two



A carpeted double bedroom with window overlooking rear garden and alcove.

### Bathroom



Newly refurbished family bathroom featuring a shower cubicle as well as a bath with overhead shower. The bathroom also includes a heated towel radiator and frosted windows.

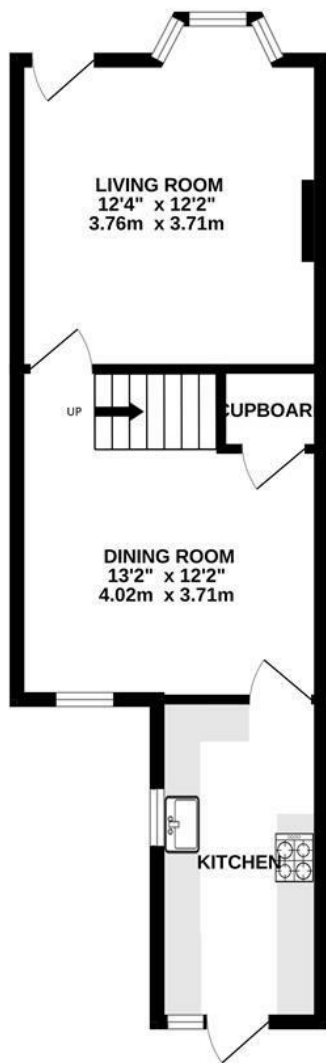
### Rear garden



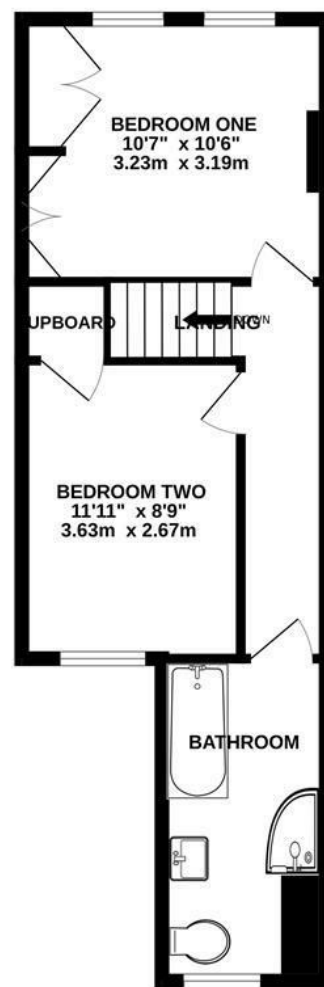
A rear enclosed garden with shed to rear, gate to back pathway.



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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>84</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>	<b>55</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

