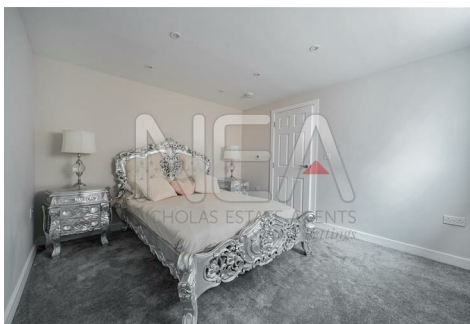




**Oxford Street
Caversham, Reading, RG4 8HN**

£1,500 Per Month

NEA LETTINGS: Set within this sought-after central Caversham location is this modern and stylish townhouse, featuring a fantastic south-facing roof terrace with rooftop views over Caversham. With over three floors, the property offers two double bedrooms, a contemporary shower room, ample storage, and a separate guest WC. The first floor boasts a spacious open-plan living area alongside a modern open-plan kitchen/dining space, ideal for both relaxing and entertaining.

DISCLAIMER: These particulars are a general guide only and do not form part of any contract. Video content and other marketing material are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have carried out all necessary investigations and are satisfied that the property meets your requirements before making an offer without a physical viewing.

Oxford Street, Reading, RG4 8HN

- NEA Lettings
- Modern town house
- Open plan living and kitchen space
- Fantastic south facing roof terrace
- Council tax band D
- Caversham
- Two double bedrooms
- Electric underfloor heating on the ground floor
- EPC rating E
- Available immediately

Hallway

A good sized hallway with three storage cupboards, tiled floor with underfloor heating, stairs to the first floor and doors to:

Shower room

7'3 x 5'8 (2.21m x 1.73m)



A modern and stylish shower room comprising of a good sized shower cubical with a 'Triton' shower, wash hand basin with a mixer tap, WC, chrome heated towel rail, ceiling spot lights. Tiled floor with under floor heating, part tiled walls and a frosted window to the front.

Bedroom two

11'11 x 10'8 (3.63m x 3.25m)



A good sized room with ample space for wardrobes, frosted window to the side, carpeted and ceiling spot lights.

Kitchen/diner/living room

25'11 x 12'1 (7.90m x 3.68m)



A light and airy room with floor to ceiling windows to the front, window to the side, stairs to the first floor and open plan to the kitchen area.

Kitchen area



A modern kitchen with ample wall and base units with roll top

work surfaces and an inset sink and drainer. Four ring hob, oven, extractor, recess for the washing machine, cupboard housing the hot water cylinder, tiled floor and a window to the side.

Top floor landing

Carpeted, door to the roof terrace and doors to:

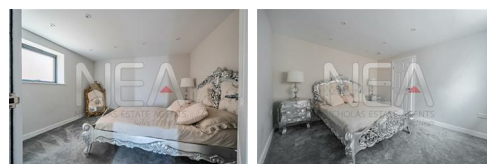
WC



Comprising of a WC, wash hand basin with mixer tap

Bedroom one

12'1 x 11'3 (3.68m x 3.43m)



A good sized bedroom with ample space for wardrobes, carpeted and a window to the front.

Roof terrace

12'1 x 10'0 (3.68m x 3.05m)



A great sized south facing roof terrace that is ideal for summer entertaining, out side tap and fully decked.

Services

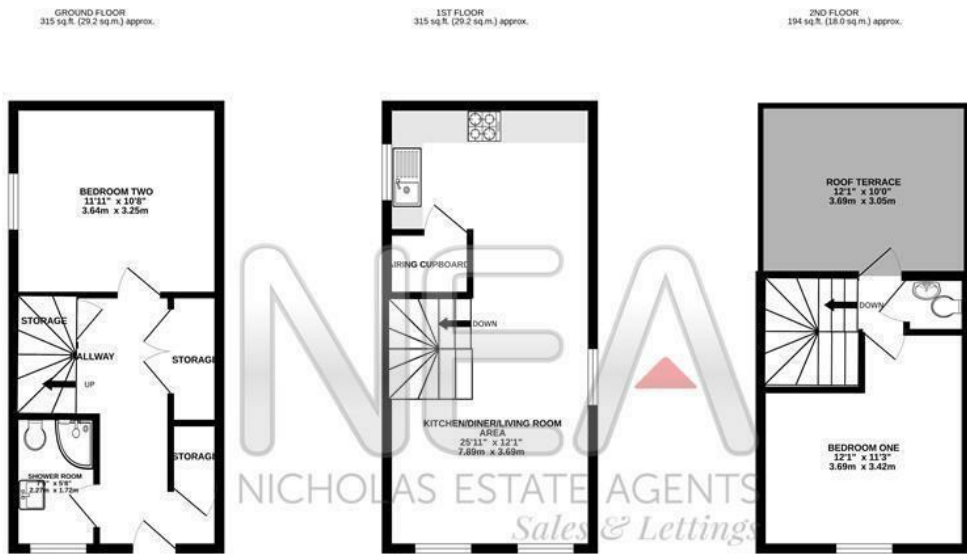
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electricity

Appliances: All the appliances are untested

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

Broadband. Superfast, obtained from Ofcom

Parking. There is NO parking available



TOTAL FLOOR AREA : 823 sq ft. (76.5 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 misstatement. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	70
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

