NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040

The Willows
Caversham, Reading, Berkshire RG4 8BD

£1,750 PCM

NEA LETTINGS: A well presented three bedroom family home set within a short walk of the River Thames. The property is situated in central Caversham and provides easy access to Reading centre, including the mainline train station. The accommodation offers an entrance hall, good size living room through to dining room with patio doors leading to an enclosed private garden, kitchen, internal access to the garage, three bedrooms (two double, one single). This property benefits from a garage and driveway parking. Offered unfurnished. EPC Rating D.

The Willows, Reading, Berkshire RG4 8BD

- NEA Lettings
- Link detached house
- Garage plus Driveway parking
- Enclosed rear garden
- EPC rating D
- Caversham
- Three bedrooms
- Unfurnished
- Council tax band E
- Available 12th July

Entrance Hall
A welcoming entrance with door to living room and stairs to first floor.

Living Room

A light and airy dual aspect space with carpet and archway leading to dining room.

Dining Room

With carpet, built-in wall to wall shelving and patio doors to garden. Door leading to kitchen.

Kitchen

A larger than average kitchen with wood effect flooring, internal access to garage, door to garden, ample worktop and base and eye level units. Appliances include washing machine, dishwasher, electric cooker and fridge/freezer.

Garage
With up and over door and internal access via the kitchen.

Master Bedroom

A large double bedroom with carpet, built in wardrobe and window overlooking the front of the property.

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Bedroom Two

A good size double bedroom with carpet, built in wardrobe and window overlooking the rear garden.

Bedroom Three

A single room with carpet, built in cupboard and window to the front of the property.

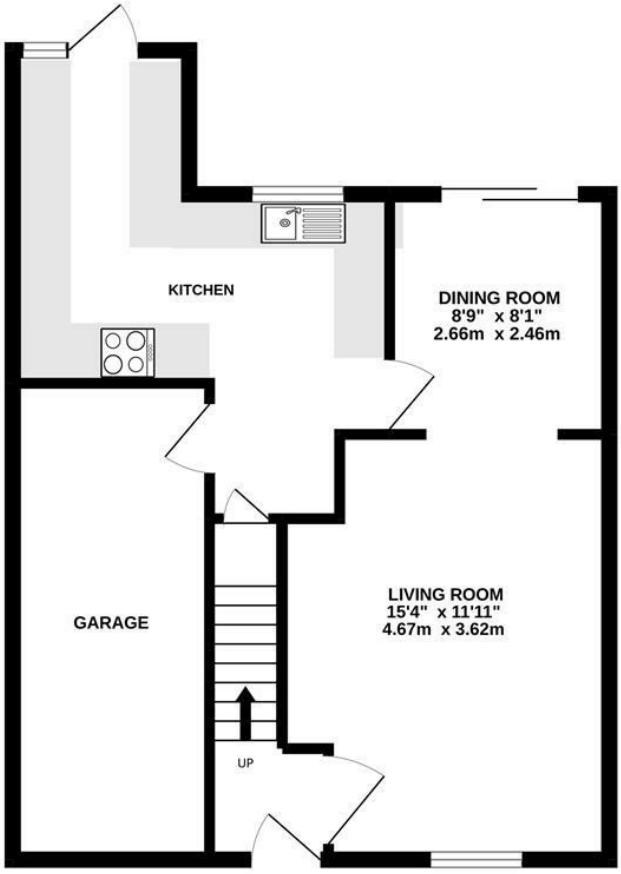
Bathroom

With wood effect flooring and window overlooking the garden, this bathroom has a three piece suite comprising of W.C. wash hand basin and 'P' shaped bath with shower over.

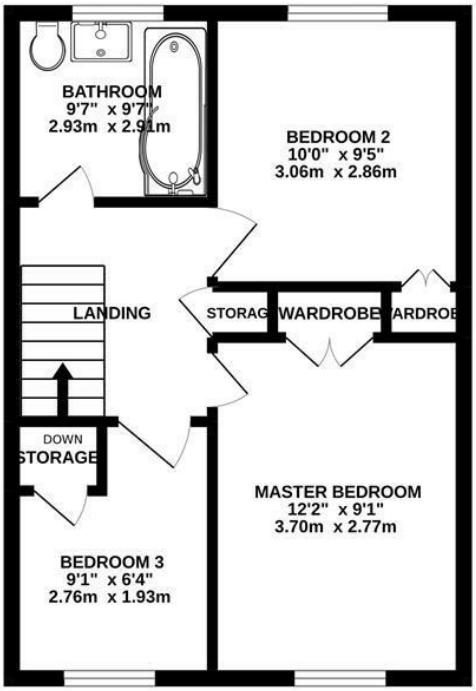
Garden and exterior

To the rear of the property is an enclosed garden and the front is an open garden and driveway parking.

GROUND FLOOR



1ST FLOOR



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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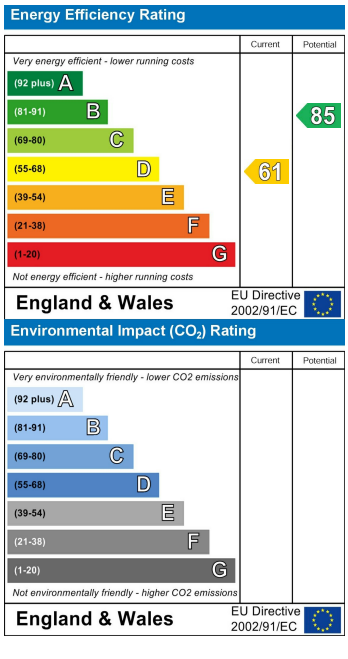

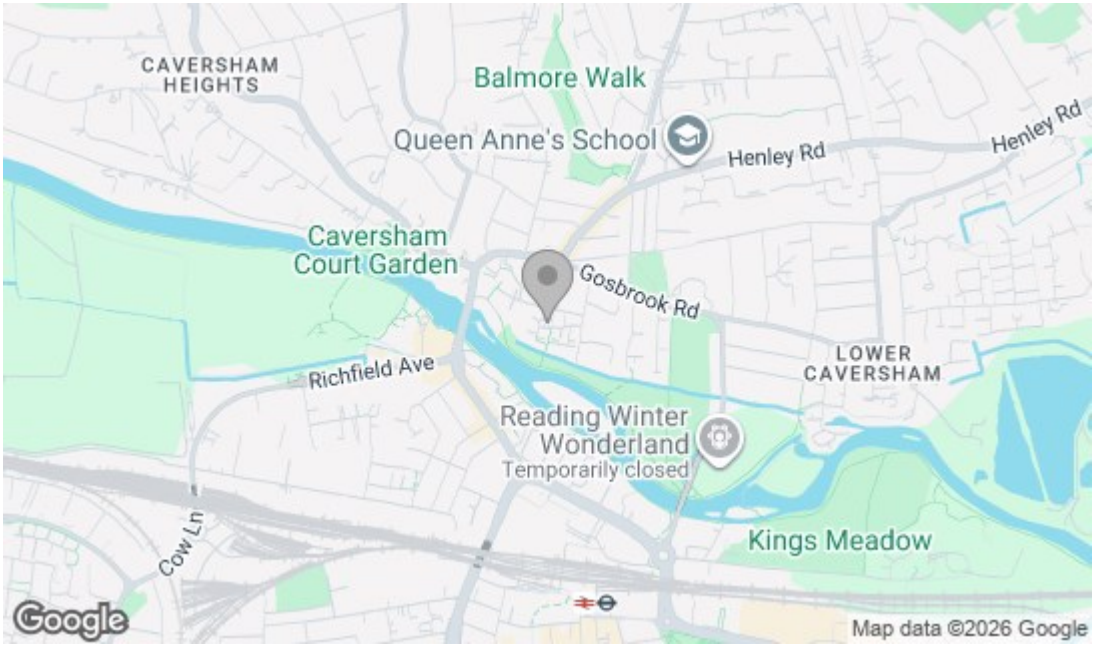

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