



**Highbridge Close
Caversham, Reading, Berkshire RG4 6PH**

Guide Price £400,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £400000 to £425000.
CHAIN FREE: Situated within this quite Cul-De-Sac is this refurbished semi detached house. The property boasts three double bedrooms and a bathroom on the first floor. On the ground floor there is a light and airy living /dining room, modern kitchen and a utility area. To the rear there is an easy to maintain south facing garden. To the front there is driveway parking and a garage. To appreciate the space on offer call now to view.

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- Chain Free
- Caversham Park Village location
- Three double bedrooms
- Good sized living room
- Garage & Driveway parking
- Easy to maintain garden
- Newly decorated and carpeted
- Bathroom and utility area.
- Council Tax band C
- EPC rating D

Entrance hall

Entrance hall leading to the living room.

Living room

23'0" x 17'7" (7.02 x 5.37)



A very large, bright and airy, carpeted living room with door to the entrance hall, porch, kitchen and spacious understairs storage with stairs leading to the first floor. The living room is dual aspect and has very large windows overlooking the front of the property and the garden at the rear.

Kitchen

11'9 x 6'10 (3.58m x 2.08m)



A good sized kitchen with large window overlooking the garden, space for range style oven and fridge, plenty of worktop space and both base and eye level cupboards.

Utility area

Recess for washing machine, vinyl flooring and door to the garden.



Carpeted landing with doors leading to airing cupboard, bedrooms and bathroom.

Bedroom one

13'3" x 9'8" (4.05 x 2.97)



Very spacious, carpeted double bedroom with built-in wardrobe space and window overlooking the front of the property

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Bedroom two

10'7" x 9'7" (3.23 x 2.94)



Good sized carpeted double bedroom with window overlooking the front of the property.

Bedroom three

9'9 x 7'5 (2.97m x 2.26m)



Carpeted double bedroom with window overlooking the garden.

Bathroom

6'10 x 6'9 (2.08m x 2.06m)



Bright and airy bathroom with vinyl flooring, bath with shower, sink and WC with window overlooking the garden.

Garage

18'5 x 7'11 (5.61m x 2.41m)

Integral single garage with power and wiring for EV charging point.

Garden

Easy to maintain, mostly paved garden with flower borders and side access to the front of the property.

Services

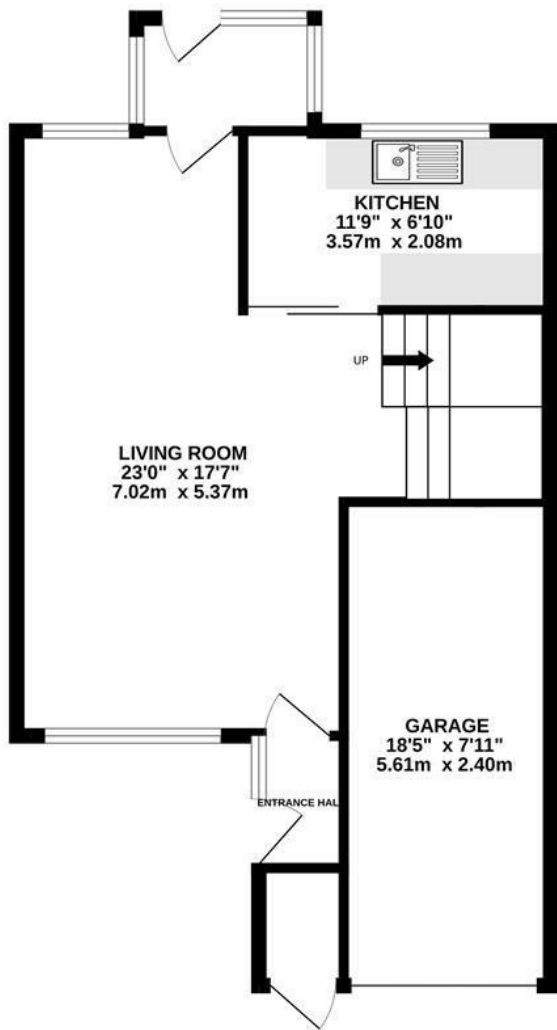
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

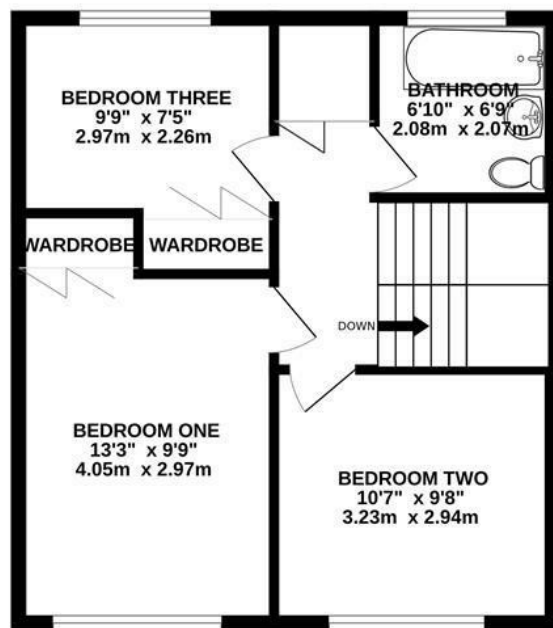
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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 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) 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		
	68	76
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		

