



Kings Road Caversham, Reading, Berkshire RG4 8DT

£1,600 PCM

NEA LETTINGS: An unfurnished three-bedroom (2+1) terrace house, ideally located in Caversham within a 10-minute walk of Reading mainline station. Situated on a quiet residential street, the property would make an ideal family home. The ground floor comprises a good-sized living room, separate dining room leading through to the kitchen, and a modern bathroom. The kitchen also provides access to a useful lean-to, offering additional storage space. Upstairs are two double bedrooms, with a large single bedroom accessed from the rear bedroom, making it an ideal space for a child's bedroom, study or home office. To the rear is an enclosed private garden which is easy to maintain, with a large brick-built shed providing excellent additional storage. EPC Rating: D

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Kings Road, Reading, Berkshire RG4 8DT

- NEA Lettings
- Terrace House
- Unfurnished
- Short walk to Reading mainline
- Council Tax Band C
- Caversham
- Three bedrooms (2+1)
- Enclosed rear garden
- EPC Rating D
- Available 1st October

Living Room

12'5" x 12'5" (3.8 x 3.8)

A bay fronted living room with wooden floors and an original fireplace leads to

Dining Room

12'5" x 10'2" (3.8 x 3.1)

The original wooden floors continue into the dining room with internal window and under stairs cupboard

Kitchen

8'2" x 7'6" (2.5 x 2.3)

A modern kitchen with cream units, sink, washing machine, electric oven and 4 ring gas hob. Tiled floor, doors to lean and bathroom.

Lean to

14'9" x 4'11" (4.5 x 1.5)

There are additional kitchen storage units plus a large free standing fridge-freezer and door to garden

Bathroom

8'2" x 5'6" (2.5 x 1.7)

Off the kitchen is the modern bathroom three piece white suite, WC, sink with storage units, bath, shower over the bath.

Bedroom One

12'5" x 10'5" (3.8 x 3.2)

A double bedroom at the front of the property with original wooden floors, original feature fireplace and a built in wardrobe.

Bedroom Two

12'1" x 10'2" (3.7 x 3.1)

A double bedroom at the rear of the property with original wooden floors, feature fireplace and window overlooking the garden. Door to bedroom three

Bedroom Three

15'8" x 7'6" (4.8 x 2.3)

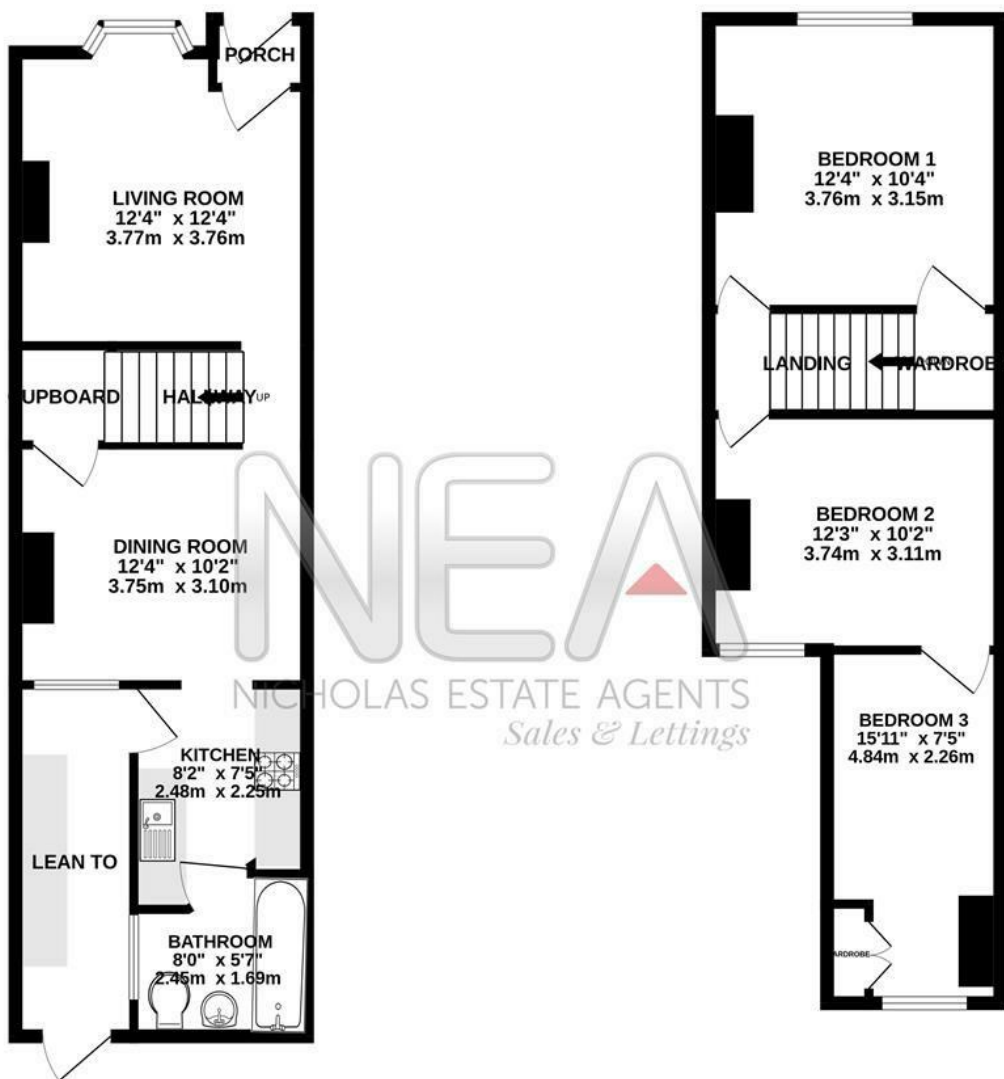
A good sized bedroom at the rear of the property with original wooden floors, feature fireplace, storage cupboard housing the boiler and window overlooking the garden. The room would be ideal as a nursery, study, guest room or walk in wardrobe.

Garden

An easy to maintain garden, mainly laid to lawn, but with a patio at the back and front of the garden which enjoys the summer evening sunshine. There is a large brick built shed too.

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 86sq.ft. (8.0 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	62	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
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		

