



**Eccles Close
Caversham, Reading, Berkshire RG4 5BJ**

Chain Free £382,500

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet Cul-de-Sac is this light and airy mid terraced house that is offered with no onward chain. The property boasts three good sized rooms and a larger than expected modern bathroom on the first floor. On the ground floor there is a dual aspect living /dining room with wood flooring and a good sized separate modern kitchen. To the rear there is an easy to maintain south facing garden that is ideal for summer entertaining and access to a separate garage. To appreciate the space on offer call now to view.

Eccles Close, Reading, Berkshire RG4 5BJ

- Easy reach of central Caversham
- Three double bedrooms
- Good sized living / dining
- Garage and on street parking
- Council Tax Band C
- Mid terraced house
- Modern bathroom
- Seperate modern kitchen room
- Chain free
- EPC Rating C

Hallway



A good sized hallway with stairs to the first floor and a door to the living room

Living Room

25'11" x 14'9" (7.9m x 4.5m)



Large living room with wood flooring, patio door to the garden and a feature fireplace, large window to front of the room overlooking the quiet grassed area in front of the property and door to the kitchen.

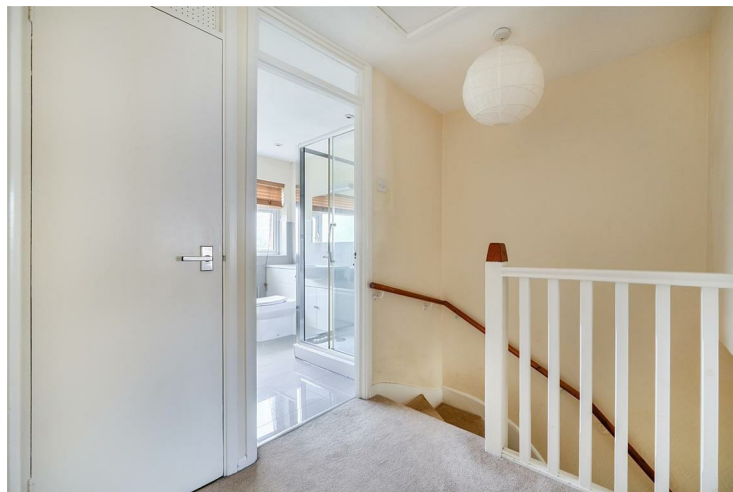
Kitchen

11'1" x 9'2" (3.4m x 2.8m)



Modern and stylish kitchen with a large window overlooking the garden, built in larger cupboard, plenty of eye level and base cupboards with wooden work surfaces, built in oven, hob, extractor, fridge freezer and dishwasher with space for a washing machine.

Landing



Carpeted, loft access, cupboard housing the hot water cylinder and doors to:

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Bedroom one

11'9" x 9'10" (3.6m x 3.0m)



A carpeted double bedroom at back of property, with large window overlooking the garden and ample space for wardrobes

Bedroom three

10'5" x 7'6" (3.2m x 2.3m)



Offering views to the front is this good sized room, carpeted and a fitted wardrobe.

Bedroom two

14'1" x 9'10" (4.29m x 3.00m)



A big carpeted bedroom at front of property overlooking the grassed area outside the property and ample space for wardrobes

Bathroom

11'1" x 9'2" (3.4m x 2.8m)



A modern and stylish bathroom comprising of a panelled bath, separate shower, WC, wash hand basin, tiled floor and a frosted window to the rear.

Garden



An enclosed south facing garden with patio area, ideal for summer barbecues. There is also a lawned area and back access to the single garage.

Services

Water. Mains

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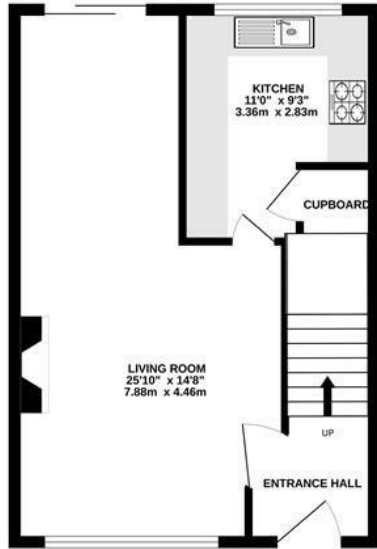
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

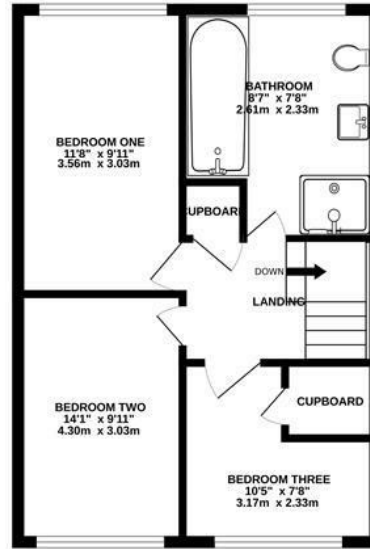
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metriqx C2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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		

