



**St. Johns Road
Caversham, Reading, Berkshire RG4 5AN**

£1,200 PCM

NEA LETTINGS: This large, bay fronted terraced house is in a quiet road in central Caversham, just a ten minute walk to Reading mainline station and its frequent, high speed (25 mins) trains in to London Paddington. The property benefits from bright and spacious accommodation including an entrance hall, a large living/dining room, kitchen and additional bathroom. Upstairs are two double bedrooms and a family bathroom. Additionally, the loft is accessible and has carpet, power and lighting. To the front is a small enclosed garden and to the back is a good sized garden with patio immediately outside and then laid to lawn, at the very rear of the garden is a multi-purpose outhouse with working power and lights. EPC Rating TBC.

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- NEA Lettings
- Mid Terrace House
- Two Double Bedrooms
- Garden room
- EPC Rating TBC
- Caversham
- Unfurnished
- Loft room
- Council Tax Band C
- Available 6th March

Entrance Hall

Living/Dining Room



Light and airy living space with laminate flooring, bay window and some under the stairs storage cupboards. Doors leading to kitchen and covered storage area.

Kitchen



Vinyl flooring with white doored wall and base kitchen units. White goods include four ring gas hob, extractor, electric oven, fridge freezer, washing machine and dishwasher. Door leading to downstairs bathroom

Downstairs bathroom

The ground floor also benefits from an additional bathroom with laminate flooring, corner bath, window to rear, pedestal sink and low level WC.

Bedroom One



Spacious master bedroom with large, double glazed window overlooking the front of the property and is carpeted.

Bedroom Two



This carpeted bedroom has a window to the rear of the property, overlooking the garden

Bathroom



Spacious and well finished bathroom with tiled floor and partially tiled walls with partially frosted window to the rear. The room benefits from a heated towel rail, bath, double sized walk in shower, low level WC and sink set into a built in storage unit. The boiler is housed in a built in cupboard.

Landing

The carpeted landing gives access to the loft via a fitted ladder.

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Loft room

The loft has been boarded, carpeted and wired for light and electric. The room also benefits from under eaves storage. The landlord would be happy to leave the desks that are currently in situ

Garden

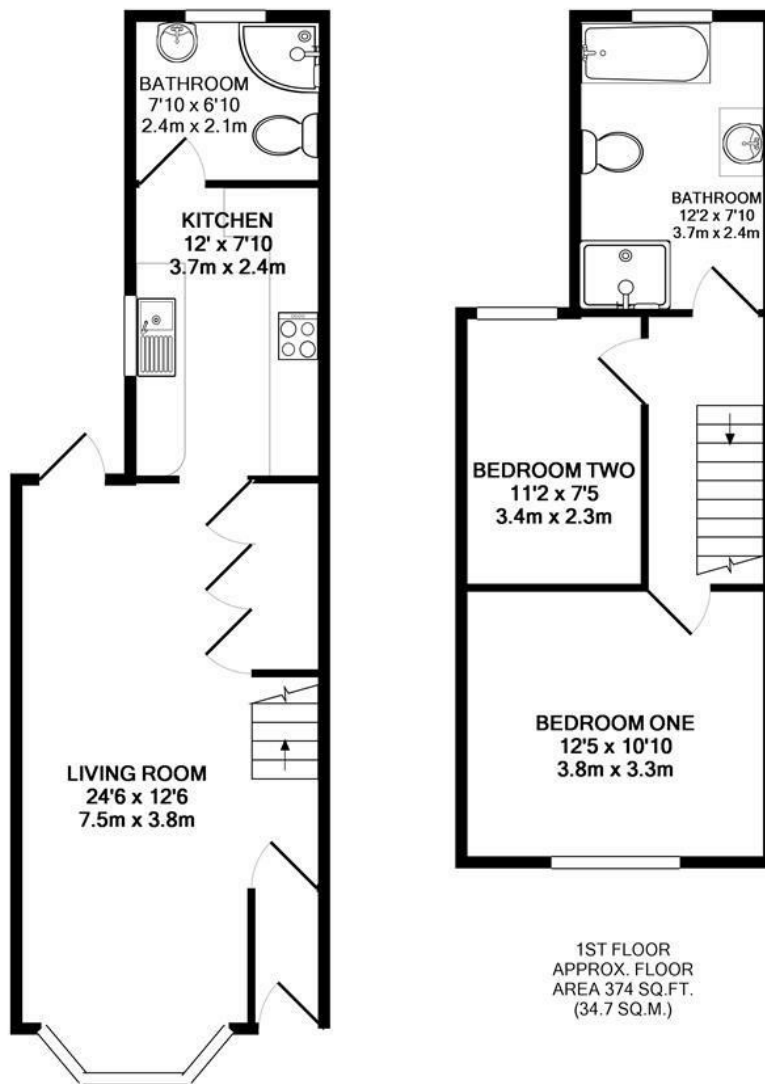


The good sized garden is split evenly between patio and path with a flower border to the left and lawn. At the end of the garden is an area of decking and the shed.

Garden Room



The large garden room is split into two sections with separate doors. One is storage, the other has been used previously as a gym or an office and has power and lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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