

**23 ELLIOTS WAY, CAVERSHAM, READING, BERKSHIRE, RG4
8BW**

- Central Caversham
- Unfurnished
- Available 08/04/2024
- Private Garden
- Parking
- EPC Rating C

£1,750 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com

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PROPERTY DESCRIPTION

This charming terrace property is situated in the heart of Caversham, just 0.8 miles from Reading mainline train station which serves the Elizabeth Line. The property features a living room, kitchen, downstairs cloakroom and allocated parking for one car. EPC Rating C. Available 08/04/2024.

LOCAL INFORMATION

Caversham is a quiet residential area north of the River Thames. With its excellent schools - both independent and Ofsted accredited, and close proximity to Reading town center & mainline train station (approx. 22 minutes London - Paddington) it is popular with both families and commuters. The center of Caversham boasts a range of shops, pharmacies and independent coffee shops.

ACCOMMODATION

Entrance hall leading to living/dining room with door to garden, kitchen and cloakroom. Upstairs there are two bedrooms, one with ensuite, and family bathroom.

OUTSIDE SPACE

At the rear of the property is a private garden



LOCAL AUTHORITY and SERVICES

Mains gas, electric and water
Reading Borough Council tax band D

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

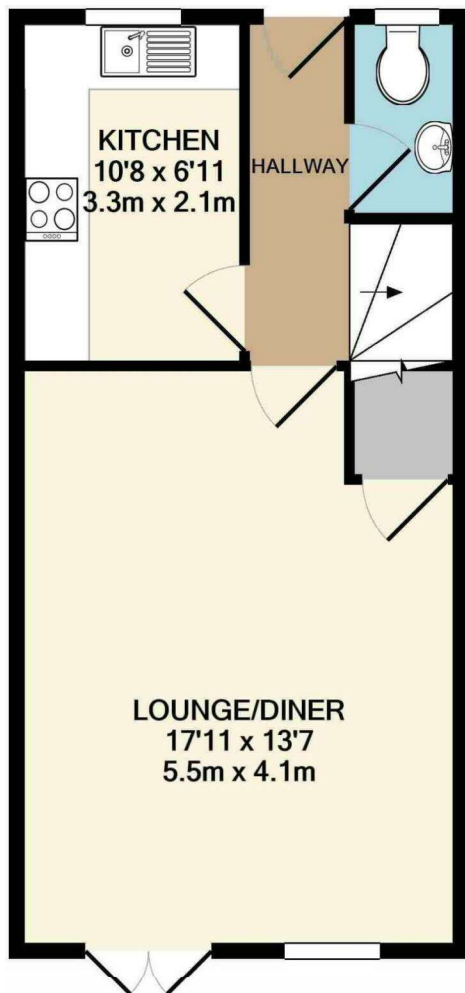
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

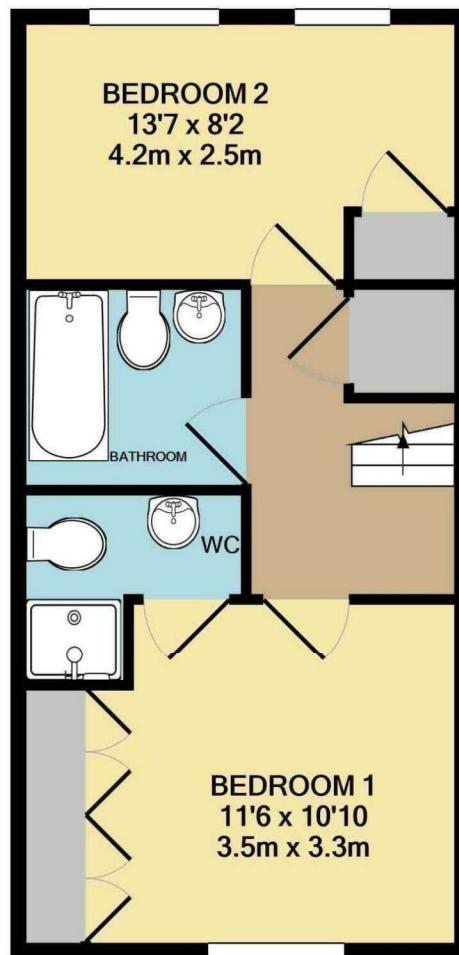
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for



recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



GROUND FLOOR



1ST FLOOR

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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