



Church Street, Caversham, Reading, Berkshire, RG4 8AT

£1,750 per month *Unfurnished*

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Internally, the ground floor comprises two reception rooms and a refitted kitchen, while retaining many original features. The first floor offers a refitted shower room and a principal double bedroom with a walk-through study/dressing room. The second floor features a further bedroom.

The property further benefits from a secluded shared courtyard garden and allocated off-road parking. Available now. Unfurnished.

KEY FEATURES

- Two Bedroom Grade II Listed Cottage
- Completely Refurbished Throughout
- Refitted Kitchen & Bathroom
- Two Reception Rooms
- Study/Dressing room.
- Shared Courtyard Garden
- Allocated off-road Parking
- Unfurnished



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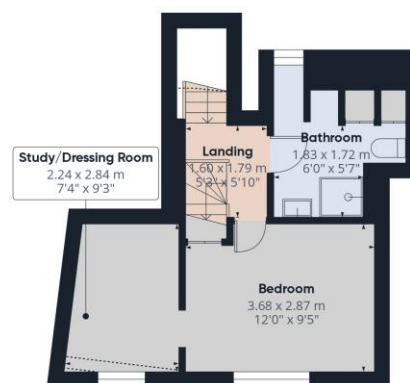
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MATERIAL INFO

Deposit: £2,019.23
Holding Deposit: £403.84
Council Tax Band: C
EPC rating: D



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Approximate total area⁽¹⁾67.8 m²729 ft²

Reduced headroom

6.5 m²70 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/REA250004>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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