

Property ref: 114732

Freshers Grove, Reading, RG6 1FA

£2,250 PCM

HASLAM'S
Lettings



A semi-detached house, set within a desirable cul de sac position, of The Parklands development, is this fantastic family home.

Offering great living space with bay fronted lounge and well-presented kitchen/diner to the rear, which leads out to secluded garden.

The first floor offers three double bedrooms and a well presented family bathroom, with the top floor further benefitting from master bedroom and en suite shower room.

Its also well situated for access to M4, A329, public transport links into Reading and local amenities, including Marks & Spencers and Woodley Precinct.

Reading Borough Council tax band E.

Available 31/07/2025

- Four double bedrooms, two with en suites
- Family bathroom with shower over the bath
- Fully fitted kitchen with appliances
- Gas central heating; EPC rating C
- Off road parking plus a garage
- Unfurnished; Managed by Landlord

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.haslams.net
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 960 1055

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Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

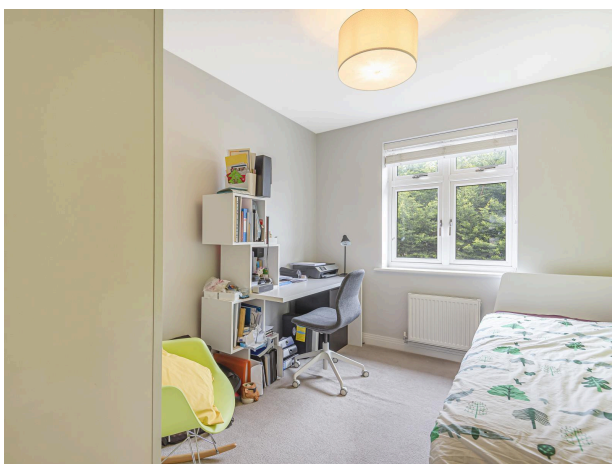
Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





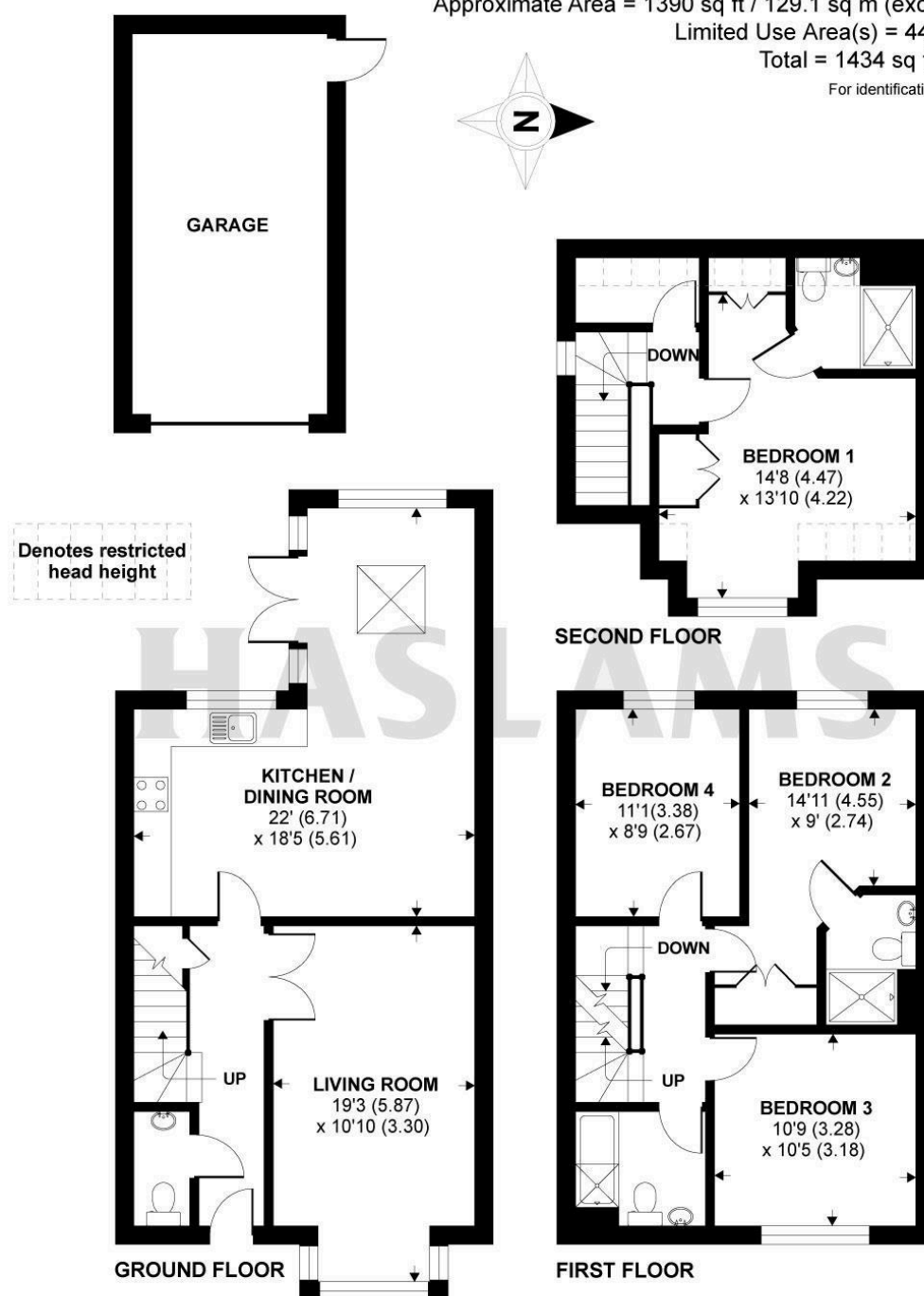
Freshers Grove, Earley, Reading, RG6

Approximate Area = 1390 sq ft / 129.1 sq m (excludes garage)

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Haslam. REF: 589051