

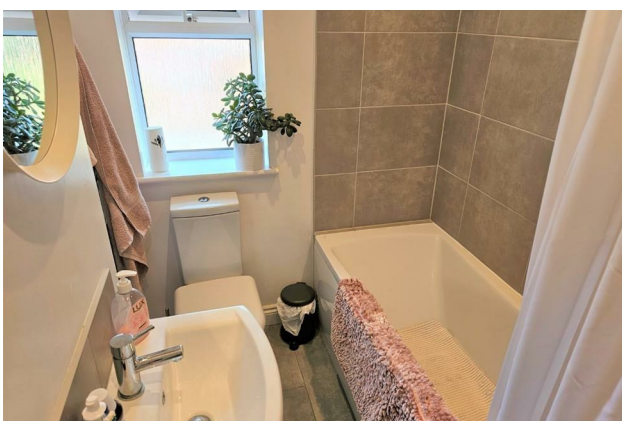
# HUNTERS®

HERE TO GET *you* THERE

**1 Hill Road, Arborfield, Reading, RG2 9LP**

**£1,500 Per Calendar Month**

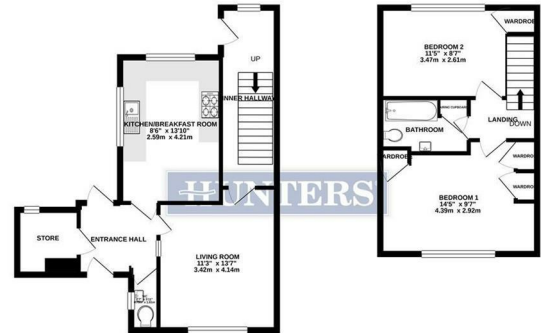
**Property Images**



# HUNTERS<sup>®</sup>

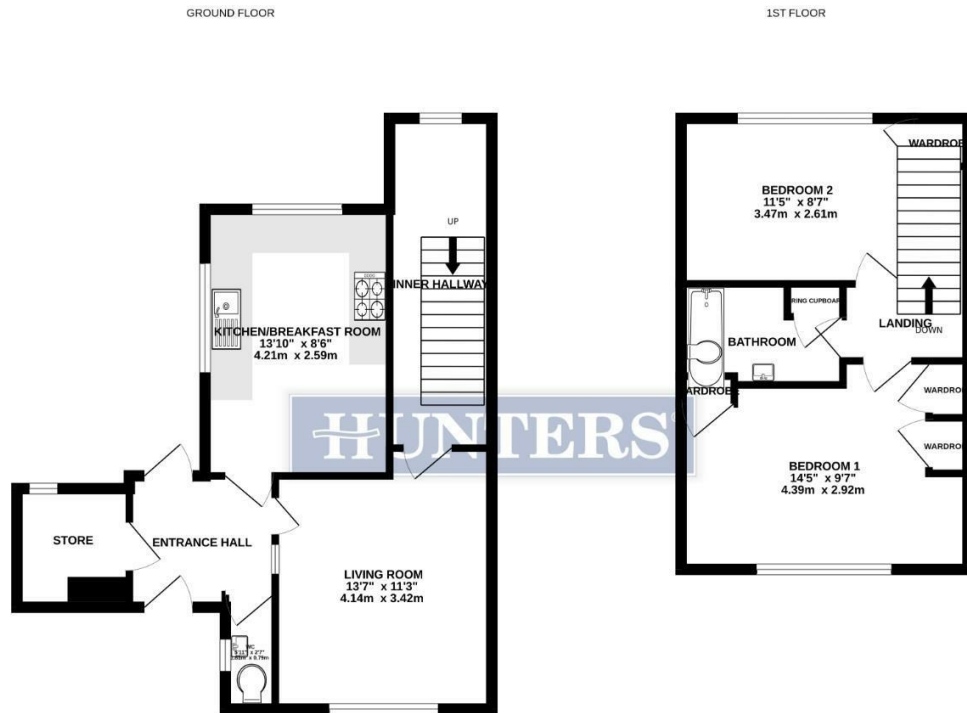
HERE TO GET *you* THERE

## Property Images



TOTAL FLOOR AREA: 814 sq ft (75.6 sq m) approx.

## Floorplan



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Reception: 1 Tenure:

## Summary

A well presented end-terraced property located within the semi-rural area of Arborfield. The accommodation comprises of two double bedrooms, recently refitted family bathroom suite , living room, fitted kitchen, downstairs cloakroom, rear garden leading to an area of green and allocated parking. Further benefits include upvc double glazed windows and gas central heating. Unfurnished. Viewings are highly recommended.

## Features

• Two double bedrooms • Living room • Good size kitchen • Family bathroom • Downstairs Cloakroom • Rear garden • Two allocated parking • UPVC double glazing windows • Gas central heating • Unfurnished