



## Delaney Close

Tilehurst, Reading, RG30 4UY

£1,500



Available now is this newly refurbished 3 bedroom terraced house in Delaney Close, Tilehurst. The property benefits from a downstairs WC, newly fitted modern kitchen and open lounge & diner with patio doors leading to a private garden. Upstairs is 3 good sized bedrooms 2 with integrated wardrobes and a modern newly fitted bathroom, Council tax is band C, EPC is Current 74C & Potential 86B. Property has gas central heating & double glazing.

\* for more info please see [www.vanderpump.co.uk](http://www.vanderpump.co.uk) Relevant letting and tenant protection information:

PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST In addition to paying rent for the property, you may also be required to make the following permitted payments: Before the tenancy starts: Holding Deposit: 1 week's rent; and/or

Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy: Payments to other third parties: such as Council Tax, utilities or payments for communications services; Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and tenancy Transaction Charges: such as requests to vary or assign the tenancy.



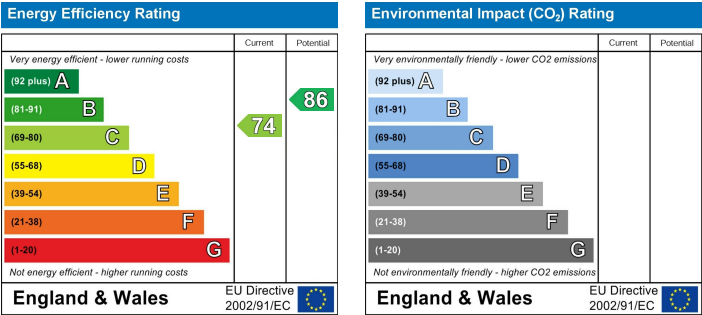




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.