



Kelton Close

Lower Earley, Reading, RG6 3BQ

£2,100



A delightful 4 bedroom Detached property located at the end of a cul de sac in Lower Earley, siding onto Loddon Park. Property comprises 2 reception rooms with an additional family room. A Double garage can be found with a driveway for 3 cars. Additional features include Ensuite Bathroom, Downstairs Cloakroom, Gas Central Heating, Double Glazing, Fitted Kitchen with appliances, rear garden with side access, garden shed, Family Bathroom, built in storage cupboards, Entrance Porch and inner hallway with built in under stairs storage cupboard.

Unfurnished. Council tax band F EPC CURRENT 71C POTENTIAL 81B

PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST Relevant letting and tenant protection information:

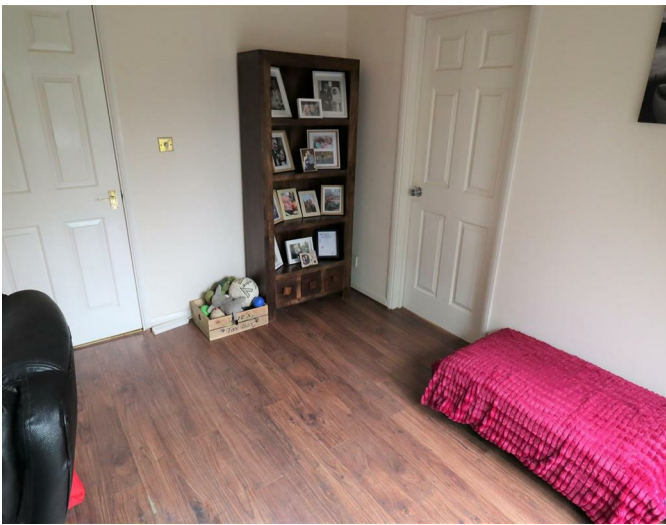
In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts: Holding Deposit: 1 week's rent; and/or

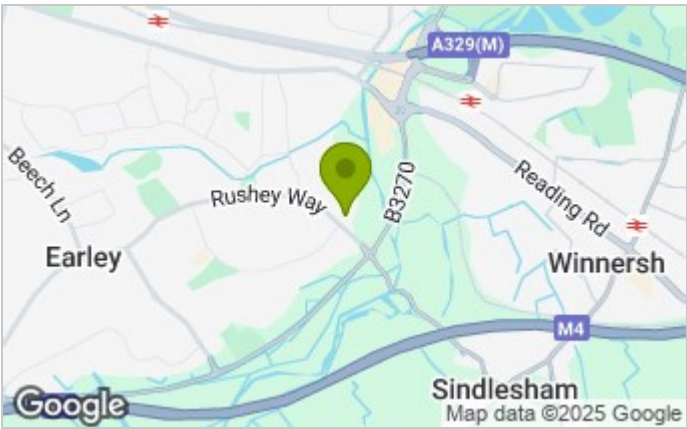
Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

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.

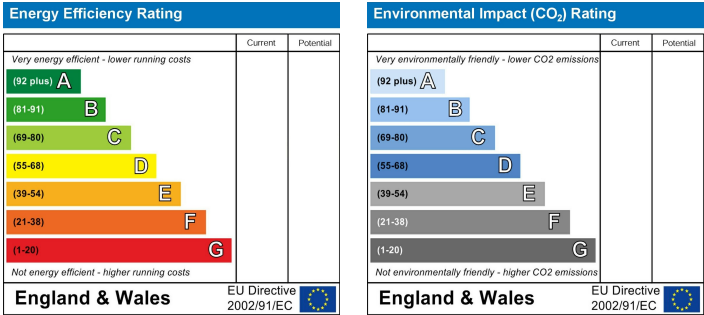




Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.