



**Pascal Crescent
Shinfield, Reading, Berkshire RG2 9FP**

£700 PCM

NEA LETTINGS: ****RENT INCLUSIVE OF ALL BILLS**** A double en-suite bedroom in a shared house. This is a high quality house share in Shinfield, with easy access to the town centre and Reading mainline station and within walking distance of the ECMWF. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase. Rent inclusive of all bills except TV Licence. Single professionals only.

DISCLAIMER : These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Pascal Crescent, Reading, Berkshire RG2 9FP

- NEA Lettings
- Professional House Share
- En-suite bathroom
- Enclosed Rear Garden
- EPC rating C
- Shinfield, Reading
- Double Room
- Modern kitchen and dining room
- Regular Bus links to town centre
- Available 31st July

Bedroom Two



Well decorated and furnished, double bedroom with a window and Juliet balcony overlooking the garden to the rear. Furniture includes a double bed and two bedside cabinets, chest of drawers, wardrobe, desk with desk chair and wall mounted TV.

En suite



Free standing sink with a shower and low level WC and vinyl flooring.

Kitchen



The kitchen is fully equipped with crockery and cutlery, pots and pans and a good amount of cupboard space. It also benefits from a large fridge, dishwasher, gas hob and oven.

Dining Room



The dining room has table and chairs as well as a wall mounted TV.

Utility



The property benefits from a dedicated laundry /utility room on the ground floor with a washing machine, sink and built in cupboards and giving access to the garden.

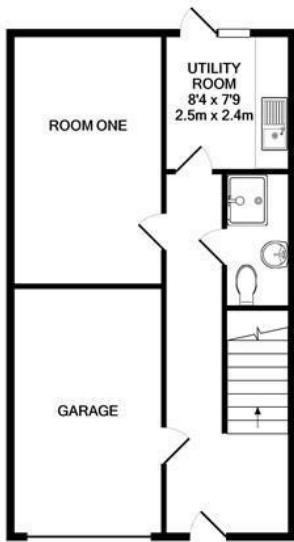
Garden



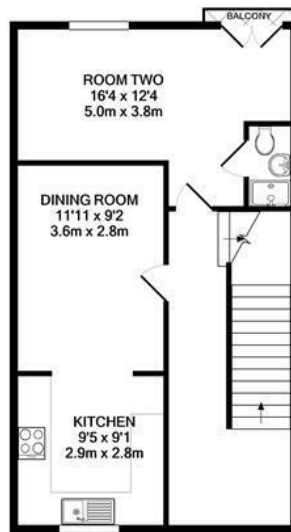
The garden is mostly lawn with patio areas and is perfect for summer evening barbecues.

Garage

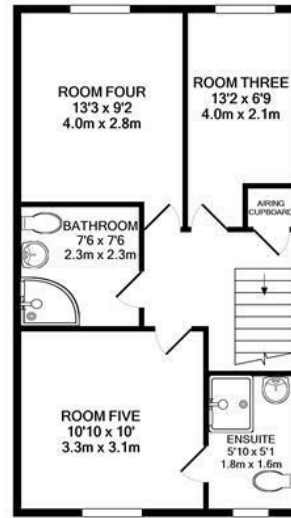
The garage is available for storage and houses the freezers for the property.



GROUND FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.6 SQ.M.)



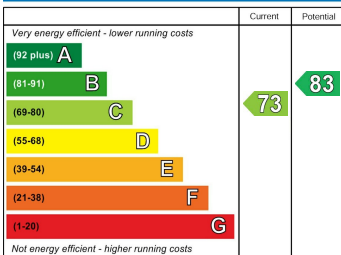
1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.4 SQ.M.)

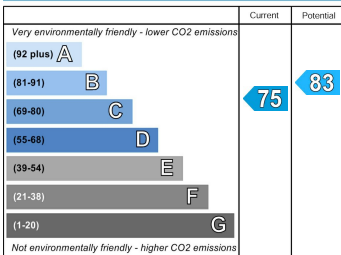
TOTAL APPROX. FLOOR AREA 1534 SQ.FT. (142.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

