



**Waldeck Street  
Reading, Reading, Berkshire RG1 2RF**

**£1,650 PCM**

NEA LETTINGS: This is a three bedroom property with a bonus loft room and en-suite shower room on the top floor of the property. The property benefits from two reception rooms and a modern galley kitchen, plus utility and downstairs bathroom. On the 1st floor are three double bedrooms all with wooden floors . To the rear is a paved enclosed garden with rear access, so ideal for those with bikes. Sorry no pets. EPC Rating D.

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.

## Waldeck Street, Reading, Berkshire RG1 2RF

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Reading
- Three Bedrooms
- Enclosed rear garden
- Council tax band C
- Available 4th September

### Entrance hall

Entrance hall with wooden floor with space for coats and shoes, doors to living room and dining room and staircase to 1st floor.

### Living room



Wooden floor living room with bay window to the front.

### Dining room



Wooden floor dining room with large under-stairs cupboard, window overlooking rear garden, open arch to kitchen.

### Kitchen



Tiled floor modern galley kitchen with good amount of workspace and storage cabinets. Sink and a half with directional tap under the window. Appliances include an electric oven with 4 ring gas hob and extractor and built in fridge. Door to utility area.

### Utility

Located between the kitchen and bathroom is a small utility with wall mounted boiler and space for washing machine. Door to rear garden.

### Bathroom



Tiled floor, bath with shower over, WC, sink set in storage cabinet, heated towel rail, frosted window.

### 1st floor landing

Wooden floor, carpeted staircase to loft room.

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## Bedroom One



Double bedroom with wooden floor at front of property.

## Bedroom Two



Double bedroom with wooden floor located in middle of property, window to rear.

## Bedroom Three



Double bedroom with wooden floor at rear of property, frosted window to rear.

## Loft room



On the 2nd floor is a good size loft room with modern wooden floors and velux window. Door to eaves storage.

## Ensuite

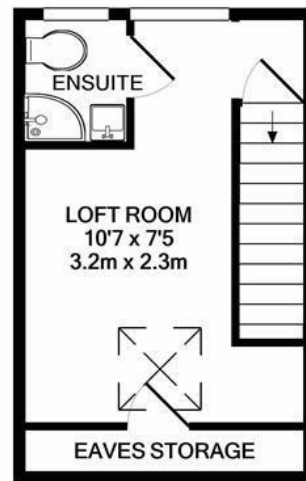
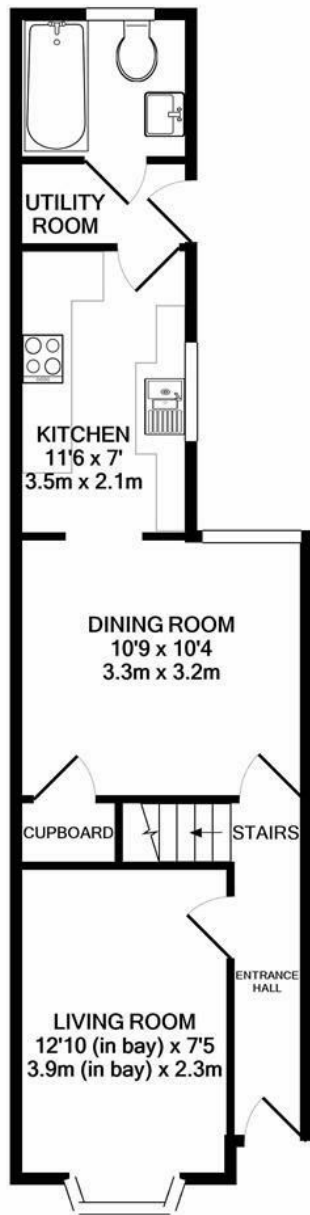


On the 2nd floor is an en-suite shower room with corner shower cubicle, WC, sink set in storage cabinet, frosted window.

## Garden



A rear enclosed garden laid to patio so easy to maintain. Secure gate at rear, so super for bike access.



**TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

