Norfolk Road
, Reading, RG30 2EE

£900 PCM

NEA LETTINGS: Offers this large double en-suite room which has been finished to an immaculate standard. The room is situated in a new build property on Norfolk Road which has great access to the Reading West train station and Reading town centre. The property is brand new and benefits from a communal kitchen, garden, extra W/C for guests and is offered furnished. Please note the rent includes ALL BILLS.

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.

- NEA Lettings
- Reading
- Room in shared house
- Double bedroom with ensuite
- Furnished
- Shared modern kitchen
- Shared rear garden
- All bills included
- EPC Rating TBC

Entrance Hall/Communal WC
Entrance Hall has cupboard housing washing machine and tumble drier. Communal WC on ground floor.

Room One
Double ensuite bedroom on ground floor, with large bay window to front of property.

Room One Ensuite
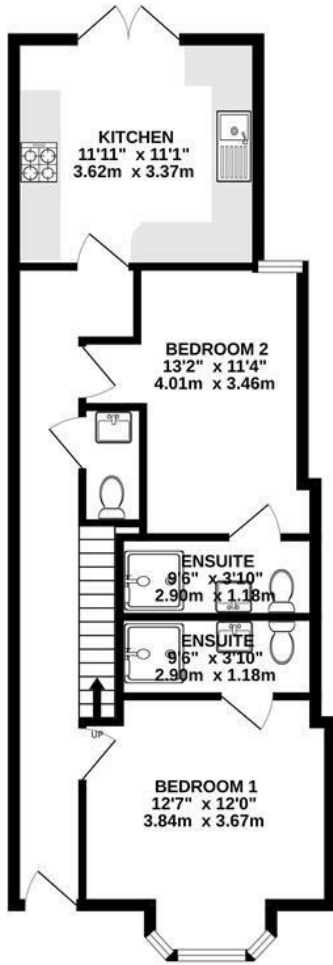The tiled modern en-suite, has a large waterfall shower, sink set in storage, WC and heated towel rail.

Communal Kitchen
Modern communal kitchen with double glass doors to rear garden. There is plenty of cupboard and work top space. Appliances include fridge freezer, electric hob and oven.
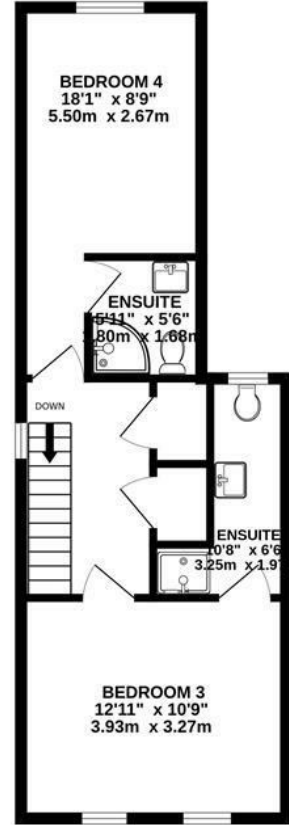
Garden
Good size enclosed communal garden laid to patio at rear of property.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

KITCHEN
11'11" x 11'1"
3.62m x 3.37m

BEDROOM 4
18'1" x 8'9"
5.50m x 2.67m

BEDROOM 2
13'2" x 11'4"
4.01m x 3.46m

ENSUITE
5'11" x 5'6"
1.80m x 1.68m

DOWN

ENSUITE
9'6" x 3'10"
2.90m x 1.18m

ENSUITE
9'6" x 3'10"
2.90m x 1.18m

ENSUITE
10'8" x 6'6"
3.25m x 1.91m

UP

BEDROOM 1
12'7" x 12'0"
3.84m x 3.67m

BEDROOM 3
12'11" x 10'9"
3.93m x 3.27m

TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB
Tel: 0118 948 4040