



**Norfolk Road  
, Reading, RG30 2EE**

**£850 PCM**

NEA LETTINGS: Offers this 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.

## Norfolk Road, Reading, RG30 2EE

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

### Entrance Hall/Communal WC

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

### Room Four



Double ensuite bedroom on first floor, with window to rear of property.

### Room Four Ensuite



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

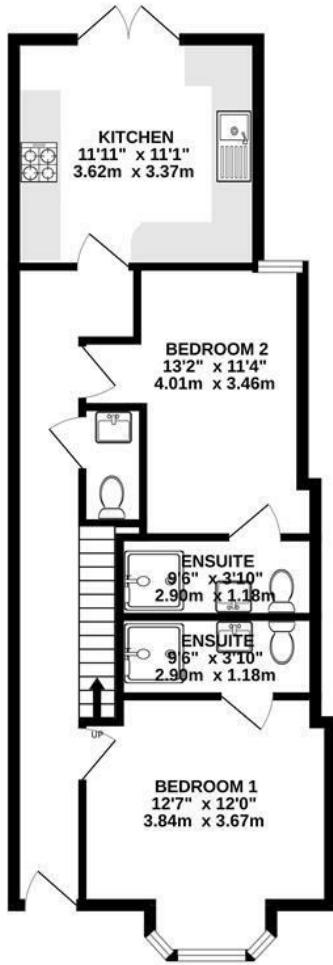
### Communal Kitchen

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.

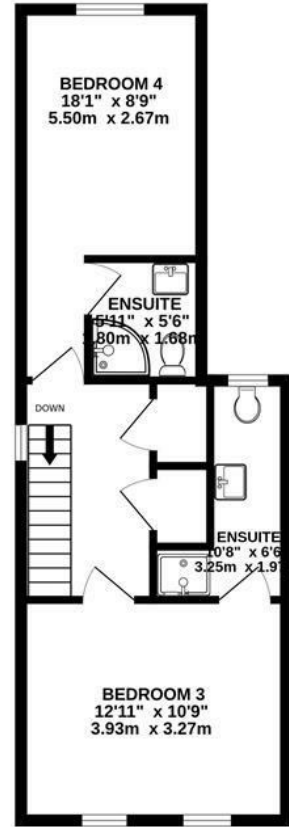
### Garden

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.



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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		

England & Wales 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		

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