



**Swansea Road  
, Reading, RG1 8EY**

**£1,650 PCM**

NEA LETTINGS: A well presented unfurnished three bedroom mid terraced house, within walking distance of Reading town centre and mainline train station. The front door opens into hall, with door to lounge, dining room, fully fitted kitchen. On the 1st floor are two double bedrooms and bathroom, the 3rd bedroom is on the 2nd floor. Outside is a rear enclosed garden, permit parking on street. EPC RATNG 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.



## Swansea Road, Reading, RG1 8EY

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Reading
- Three bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

### Entrance hall

As you enter the front door the living room is on your left on side and the dining room directly ahead.

### Living room



As you enter the living room you have a large window that looks out to the front of the property and a feature fire place.

### Dining room



The dining room connects the entrance hall and the kitchen and has a downstairs storage cupboard and a window on the opposite site which looks out onto the garden.

### Kitchen



The kitchen provides a small fridge, washing machine and cooker. You have access to the garden on your right hand side as you enter the kitchen.

### Bedroom One



A double bedroom on the 1st floor at the front of the property which benefits from a feature fire place and a built in storage cupboard.

### Bedroom Two



A single bedroom on the 1st floor with window overlooking rear garden.

### Bathroom



The bathroom has a window that looks over the rear garden and contains a bath tub with shower, toilet and sink.

**Bedroom Three**

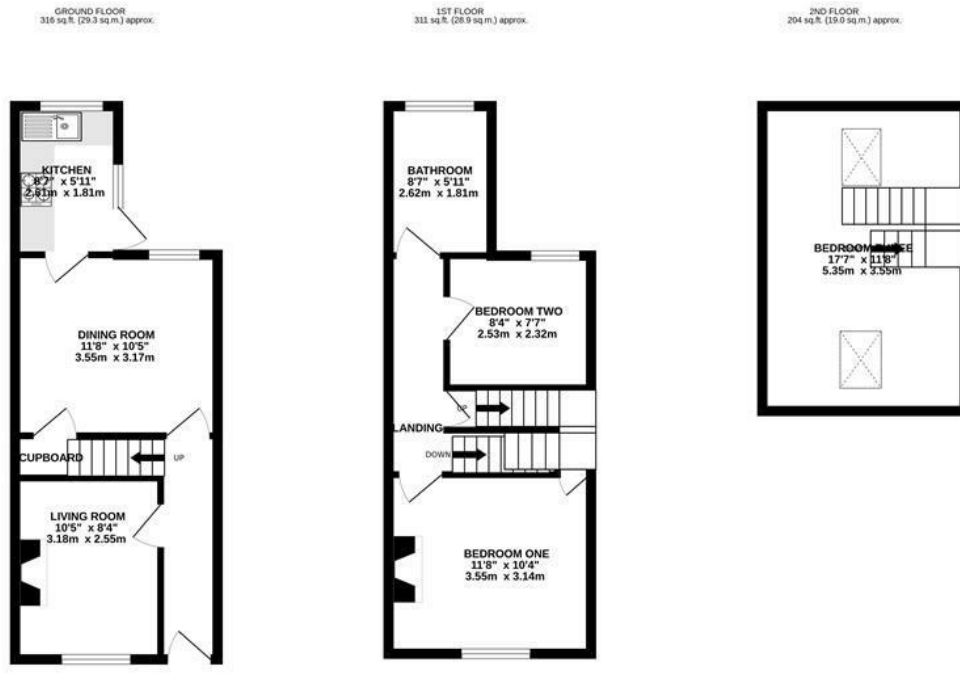


A double bedroom on the 2nd floor with two velux windows.

**Rear garden**



Good sized enclosed rear garden with a path down the middle.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			
England & Wales			

