



Newport Road
Reading, Reading, Berkshire RG1 8EA

£1,550 PCM

NEA LETTINGS: A well presented, three bedroom, mid terrace house situated in a sought after location. The property is within a short walk of Reading town centre, railway station, local amenities and a primary school. The entrance hall leads to two reception rooms, downstairs W.C., a modern kitchen with access to the enclosed rear garden. Upstairs boasts three bedrooms and a family bathroom. 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.

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- NEA Lettings
- Mid Terrace
- Unfurnished
- Permit Parking
- EPC Rating D
- Reading
- Three bedrooms
- Enclosed Rear Garden
- Council Tax Band C
- Available 23rd October

Entrance Hall

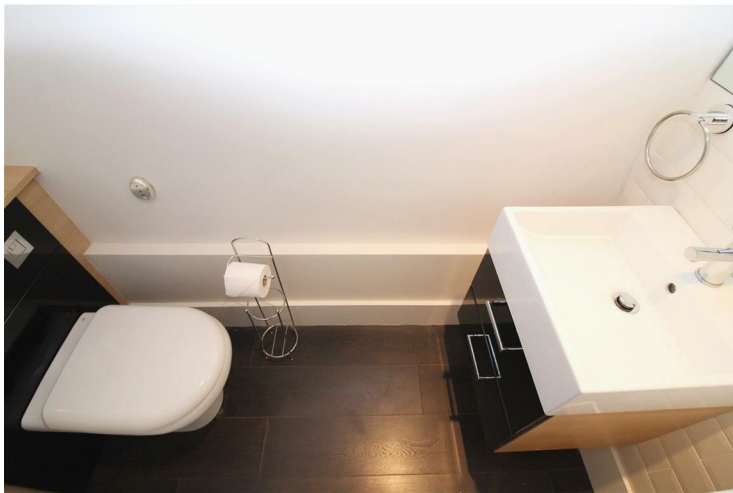
A welcoming entrance with carpet, stairs to first floor and doors to reception rooms.

Open Plan Living Room



A large, carpeted, bay fronted, dual aspect room with two feature fireplaces, door to downstairs W.C. and opening to kitchen.

Downstairs W.C.



A modern cloakroom with W.C. and wash hand basin set into storage.

Kitchen



A modern kitchen with ample worktops, base and eye level units, wood effect flooring, window over looking the side of the property and doors leading to garden. Appliances include undercounter fridge and freezer, washing machine, dishwasher, gas hob and electric oven.

Bedroom One



With two windows overlooking the front of the property this large double bedroom is carpeted.

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Bedroom Two



A further double bedroom with carpet and window overlooking the rear of the property. Feature fireplace.

Enclosed Rear Garden



A low maintenance garden with raised decking and artificial lawn and large summer house.

Bedroom Three



A single bedroom with carpet and window overlooking the rear of the property.

Bathroom

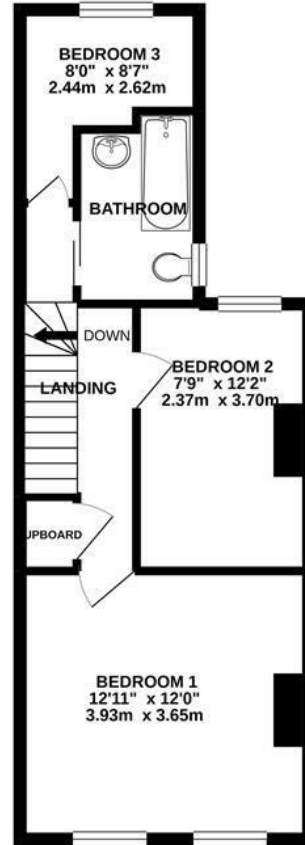


This three piece bathroom comprises of wash hand basin, W.C and bath with shower over. Frosted window to the side of the property and wood effect vinyl flooring.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

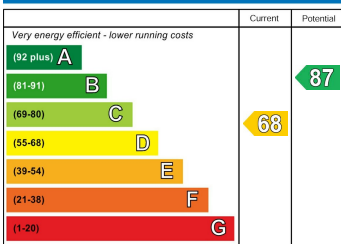


THREE BEDROOM, ONE BATHROOM

TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Environmental Impact (CO₂) Rating

