



**Swansea Road
Reading, Reading, Berkshire RG1 8HA**

£1,650 PCM

NEA LETTINGS: Split over three floors, this is an extremely well proportioned three double bedroom, two bathroom property that is set in within a very short walk to Reading mainline station. The unfurnished terrace house in Reading would make an ideal family home or is perfect for professional sharers.

Downstairs is an entrance hall, doors lead to a large living/dining room, which leads to a modern kitchen, from which is accessed the downstairs bathroom and back garden. Upstairs are three double bedrooms and a modern bathroom. There is a south facing back garden which is easy to maintain.

Sorry no pets in this property. 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.

Swansea Road, Reading, Berkshire RG1 8HA

- NEA Lettings
- Mid terrace house
- Two bathrooms
- Unfurnished
- EPC Rating D
- Reading
- Three double bedrooms plus loft room
- Close to Reading mainline station
- Council Tax Band C
- Available 18th September

Entrance hall

An entrance hall with wooden floors welcomes you into the property with two doors to the living room and stairs to 1st floor.

Living/Dining Room

25'3" x 9'6" (7.7 x 2.9)



This is a large living/dining room, accessed via a door from the entrance hall. The room has stripped wooden floors with a bay window overlooking the street and a door leading to the garden and another door leading to the kitchen.

Kitchen

13'5" x 8'2" (4.1 x 2.5)



A modern kitchen with appliances and cabinets and tiled floor. The kitchen has plenty of storage units and work surfaces, an electric oven, a 5 ring gas hob, a large fridge/freezer and a washing machine. There is a large under stairs storage cupboard.

Downstairs bathroom



A modern white suite, tiled floor to ceiling with WC, sink and bath.

Bedroom One

12'1" x 11'1" (3.7 x 3.4)



A double carpeted bedroom at the front of the property with windows overlooking the street.

Bedroom Two

12'1" x 7'2" (3.7 x 2.2)



A double carpeted bedroom in the middle of the property with windows overlooking the garden.

Shower room

5'10" x 5'2" (1.8 x 1.6)



A modern white suite with WC, sink and cubicle shower, with tiled floor.

Bedroom Three

14'1" x 8'2" (4.3 x 2.5)



A double carpeted bedroom at the rear of the property with windows overlooking the garden.

Loft Room

12'5" x 12'1" (3.8 x 3.7)



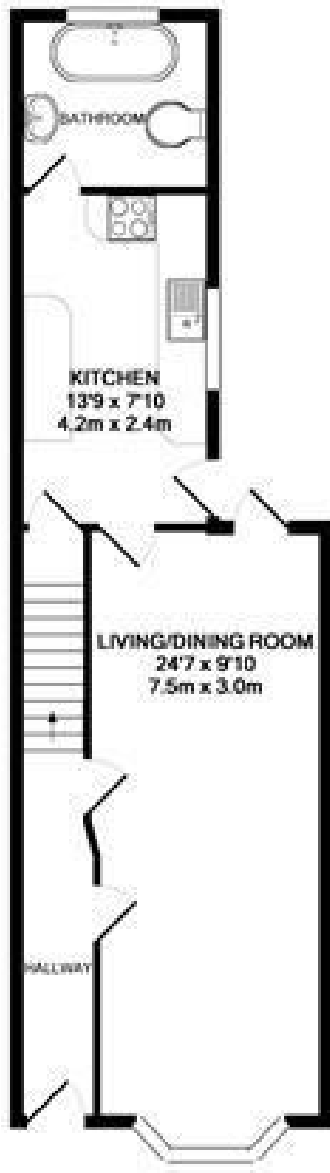
A large bonus room, which could be put to multiple purpose as an office, guest room, dressing room, craft room etc.

Garden



Swansea Road, Reading, Berkshire RG1 8HA

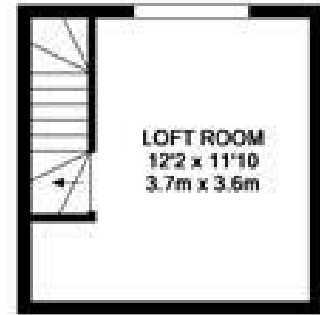
A south facing garden accessed from either the kitchen and/or dining room. The garden is paved and very easy to maintain.



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ. FT.
(46.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 495 SQ. FT.
(46.0 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 150 SQ. FT.
(13.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1142 SQ. FT. (106.1 SQ. M.)

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 20215.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

