



**De Montfort Road  
, Reading, Berkshire RG1 8DL**

**£2,000 PCM**

NEA LETTINGS: A modern unfurnished three bedroom mid terrace house, within a 5 minute walk to Reading and the mainline station finished to a high standard. The property will be repainted throughout before start of tenancy. The property has a large modern kitchen, living room, dining room and downstairs cloakroom. The 1st floor has two double bedrooms and a large bathroom. The 2nd floor has a double bedroom with ensuite. There is an enclosed rear garden which is laid to patio and benefits from side access, large shed and built in barbecue. Parking is available on the street with a permit. Sorry no pets, professional sharers considered. EPC Rating C.

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.

## De Montfort Road, Reading, Berkshire RG1 8DL

- NEA Lettings
- Terrace House
- Three bedrooms
- Enclosed rear garden
- EPC Rating C
- Reading
- Unfurnished
- Large extended kitchen
- Council tax band C
- Available 25th June

### Entrance Hall

Wood floor, door to living and dining rooms and staircase

### Living room

14'1" x 11'9" (4.3 x 3.6)



Bay fronted living room with wooden floors, feature fireplace, shelving in alcoves and arch leading to dining room

### Dining room

11'9" x 11'1" (3.6 x 3.4)



Wooden floors, large under stairs storage cupboard, open to kitchen

### Kitchen

14'5" x 13'9" (4.4 x 4.2)



Step down from dining room to the modern well appointed tiled kitchen. Appliances include an electric oven and gas hob, dishwasher, fridge/freezer and washing machine. The property has granite worktops with ample storage and worktops. The floor is tiled and there are French doors onto the garden. Built in breakfast bar with chairs. Door to cloakroom.

### Downstairs Cloakroom

A tiled cloakroom with WC and sink, frosted window to garden.

### Master bedroom

14'1" x 11'9" (4.3 x 3.6)



A carpeted double bedroom with walk in wardrobe with fitted storage and an additional large wardrobe.

### Bedroom Two

2.6 x 4.6



Carpeted double bedroom with window overlooking rear garden with built-in wardrobes.

### Bathroom



Large modern shower room with double width shower cubicle, pedestal basin & WC. Heated towel rail, wall hung vanity unit, frosted window overlooking rear of property. Cushioned vinyl flooring.

### Bedroom Three

18'8" x 13'5" (5.7 x 4.1)



A wooden floor double bedroom with built in wardrobe, dual aspect windows, front is a velux.



**Bathroom Three ensuite**

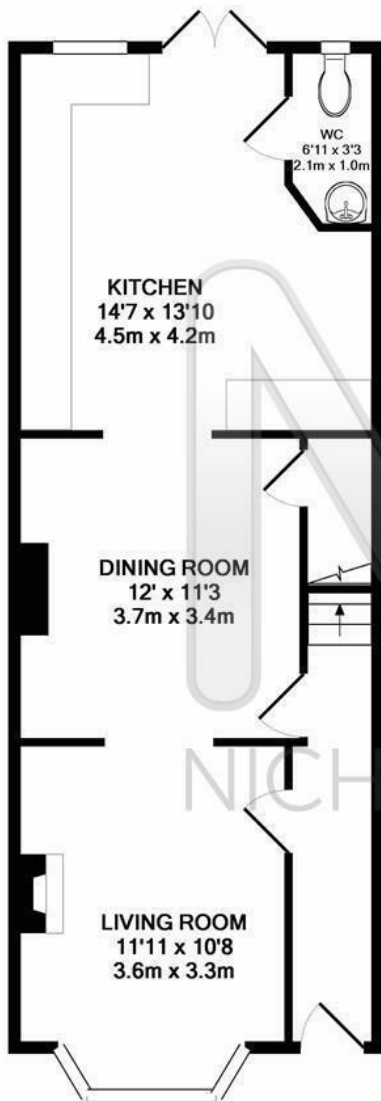


Ensuite with vinyl flooring, sink with storage, low level WC, enclosed shower cubicle and window to the side of the property.

**Garden**



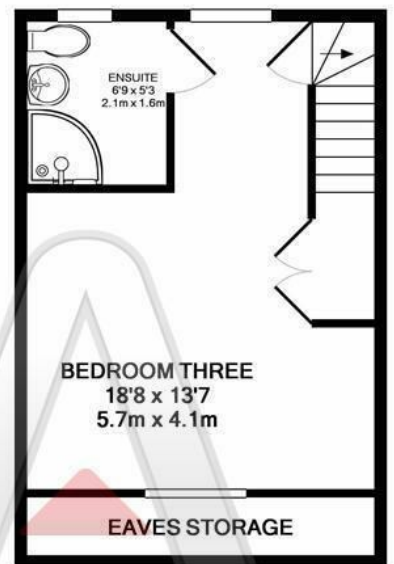
A rear enclosed garden, mostly laid to patio with brick built barbecue. Side access for bikes etc and a large shed for storage.



GROUND FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 299 SQ.FT.  
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1325 SQ.FT. (123.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>84</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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>81</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		

