



**Gosbrook Road  
Caversham, Reading, Berkshire RG4 8EG**

**£750 PCM**

NEA LETTINGS: \*RENT INCLUSIVE OF BILLS\* A furnished double room with en-suite shower room in this house share in central Caversham, within walking distance to Reading Mainline Station and Central Reading. The property is spread over three floors offering entrance hall, communal kitchen with appliances, communal room with dining table and a wall mounted TV and a large garden with shed storage. All of the rooms have en-suites or a private bathroom. \*Price includes all bills but excludes TV Licence in your room. EPC Rating D. The property is for single occupancy only.

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.

## Gosbrook Road, Reading, Berkshire RG4 8EG

- NEA Lettings
- Double room with ensuite in shared house
- Fully Furnished
- Large shared garden with secure bike storage
- EPC rating D
- Caversham
- RENT INCLUSIVE OF BILLS\*
- 15 minute walk to Reading mainline
- Single professionals only
- Available 24th May

### Bedroom

12'9" x 9'6" (3.9 x 2.9)



Large carpeted bedroom. Furniture includes a double bed, two sets of draws, bedside table plus lamp. With door that leads to en-suite.

### En-suite bathroom



Off the bedroom is an en-suite bathroom. With bath with shower, sink and WC.

### Dining Room

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



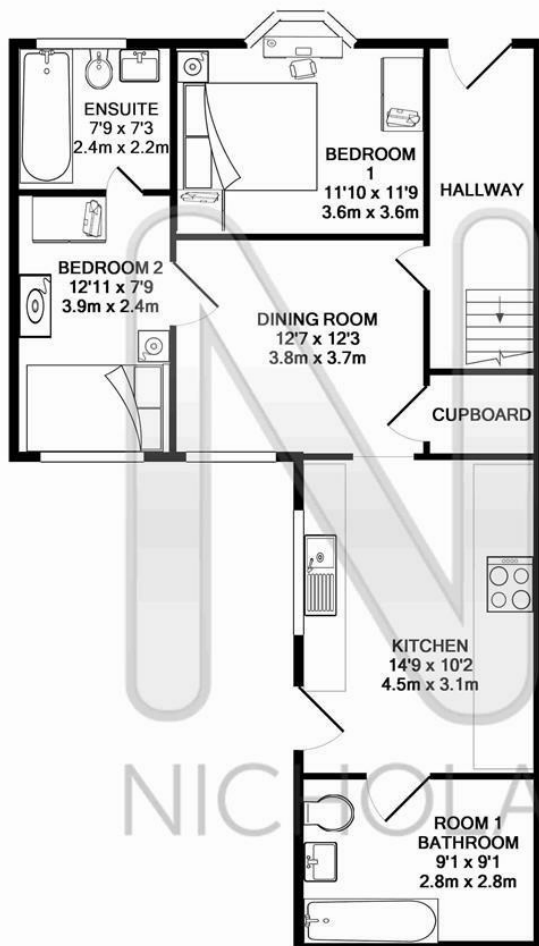
A shared dining room for all the tenants, with a dining table and chairs and also a shared TV. Under stair storage is also located in this room, this is where the large freezer can be found. Door to kitchen.

### Kitchen

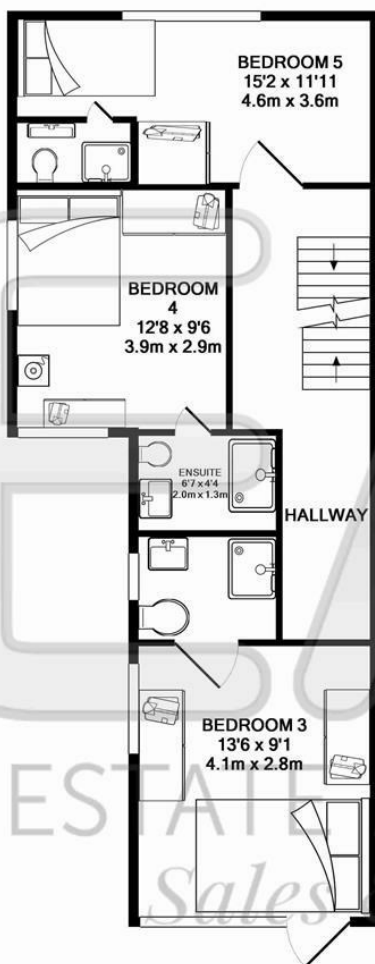
14'9" x 10'2" (4.5 x 3.1)



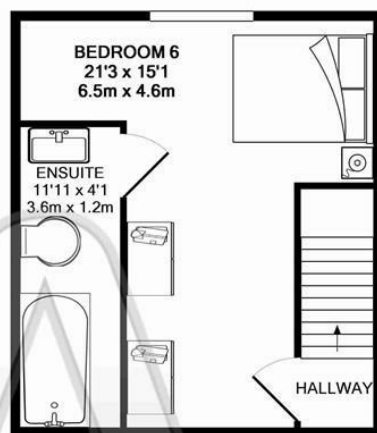
Large shared kitchen, with storage space for each room. Appliances include fan oven and gas hob, large fridge, washing machine and dryer. Through the kitchen you can gain access to the shared garden.



1ST FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.2 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 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>		
(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		
	65	73
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>		
(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		
	60	69
EU Directive 2002/91/EC		
England & Wales		

