



**Grove Road
Emmer Green, Reading, Berkshire RG4 8LJ**

£1,350 PCM

LET BEFORE MARKETING

NEA LETTINGS: A double room in a two room split level maisonette in Emmer Green, sharing with just one other person. Close to the shops and bus stops. Shared facilities include a large living room, kitchen, bathroom and guest room/study. The maisonette is finished to a high standard, is fully furnished and equipped with appliances; all you will need is your suitcase. Sorry no smokers. Rent inclusive of all bills and high-speed internet available for an additional cost. Please contact office for more details.

Bedroom: Carpeted double bedroom with window to rear. Furniture includes a double bed, wardrobe, chest of drawers and 2 bedside cabinets. EPC Rating E.

Grove Road, Reading, Berkshire RG4 8LJ

- *LET BEFORE MARKETING*

Living Room



Shared living room with wooden floors and large window to front. Furniture includes two sofas, TV and dining table and chair. Open arch to kitchen

Kitchen



Tiled kitchen, electric oven & 4 ring gas hob with extractor, microwave, washer and drier, free standing fridge/freezer.

Bedroom



Carpeted double bedroom with window to rear. Furniture includes a double bed, wardrobe, chest of drawers and 2 bedside cabinets.

Bathroom

Bath with shower over, WC, sink and storage unit

Spare bed/study

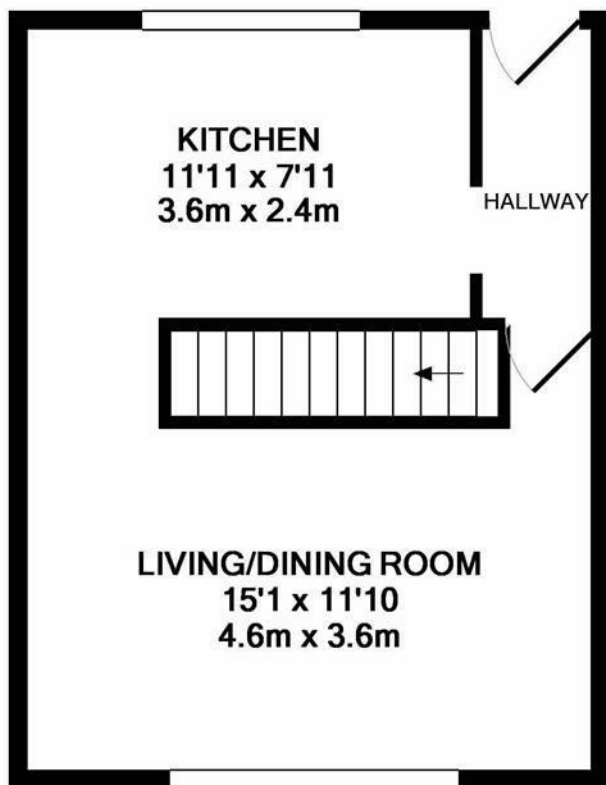


Carpeted bedroom/study, which can be used for occasional guests and will not be let. Furniture includes single bed, desk, chair and chest of drawers.

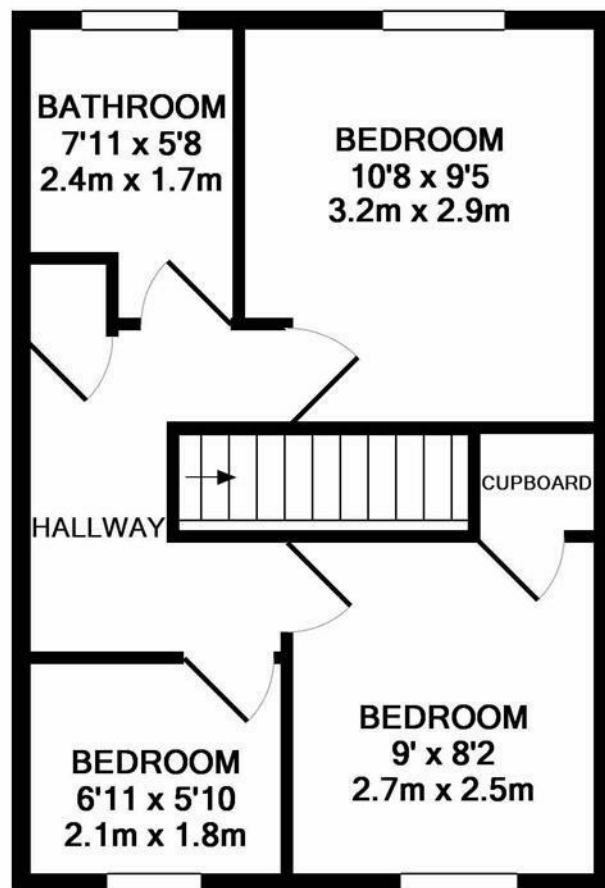
Communal areas



Shared garden to front, secure area for bike storage.



GROUND FLOOR



1ST FLOOR

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
Made with Metropix ©2018

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 52 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 65 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 37 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

