



Tuns Hill Cottages Earley, Reading, Berkshire RG6 1NB

£1,500 PCM

NEA LETTINGS: Set within this quiet Mews style road is this stylish mid terraced Victorian House. The house is laid out over two floors with two double bedrooms and an en suite bathroom on the first floor. On the ground floor there are two reception rooms, a modern and stylish kitchen and a shower room. To the rear there is an easy to maintain garden with rear access. The house is within east reach of Reading University, Earley train station and the Royal Berks hospital. Sorry no pets. 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.

Tuns Hill Cottages, Reading, Berkshire RG6 1NB

- NEA Lettings
- Mid terraced Victorian House
- Unfurnished
- Residents parking
- EPC rating D
- Earley
- Two double bedrooms & two bathrooms
- Enclosed rear garden
- Council tax band C
- Available 19th July

Living room

10'3 x 10'2 (3.12m x 3.10m)



A cozy, carpeted living room with feature fireplace, double glazed window to the front, cupboard under the stairs and door to dining room.

Dining room

10'2 x 9'11 (3.10m x 3.02m)



Carpeted dining room with window into the utility area, stairs to the first floor and archway to kitchen.

Kitchen

10'2 x 5'9 (3.10m x 1.75m)



Modern fitted kitchen with tiled floor, ***appliances include washing machine and fridge freezer, built in double oven, gas hob and extractor***.

Lean to



Ample storage, tile floor and a double glazed door to the garden.

Shower room

5'8 x 5'9 (1.73m x 1.75m)



Tiled flooring with a double glazed window to the rear of the property, shower with wall mounted fittings, WC and sink.

Bedroom one

10'1 x 9'11 (3.07m x 3.02m)

A bright carpeted double bedroom with a double glazed window to the rear, door to the en suite.

En suite

11'1 x 5'10 (3.38m x 1.78m)



A great sized bathroom comprising of a paneled bath with a wall mounted shower sink with storage and WC. There is a built in cupboard housing the boiler and the hot water tank.

Bedroom two

10'4 x 10'2 (3.15m x 3.10m)



Carpeted double bedroom, double glazed window overlooking the front of the property and a fitted storage cupboard.

Garden

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An easy to maintain garden that is mostly laid with flagstones and has vegetable/flower beds, shed and access to the rear via a pathway that leads back to Tuns Hill Cottages.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TUNS HILL COTTAGES, READING

TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

