



**Curzon Street
, Reading, Berkshire RG30 1DA**

£975 PCM

NEA LETTINGS: This is a high quality house share in Reading, within walking distance to Reading West Train station. There is Tobo at 900MBs High Speed WiFi available throughout the house and the kitchen/diner has a large SMART TV. All the bedrooms are beautifully designed, very comfortable and are fully furnished with double ottoman bed, wardrobe and desk. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas will be cleaned every other week. Single occupancy only. ****RENT INCLUSIVE OF BILLS****. There is permit parking on the street, there are two parking permits available for the house on a 1st come, 1st come served basis. EPC RATING B.

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.

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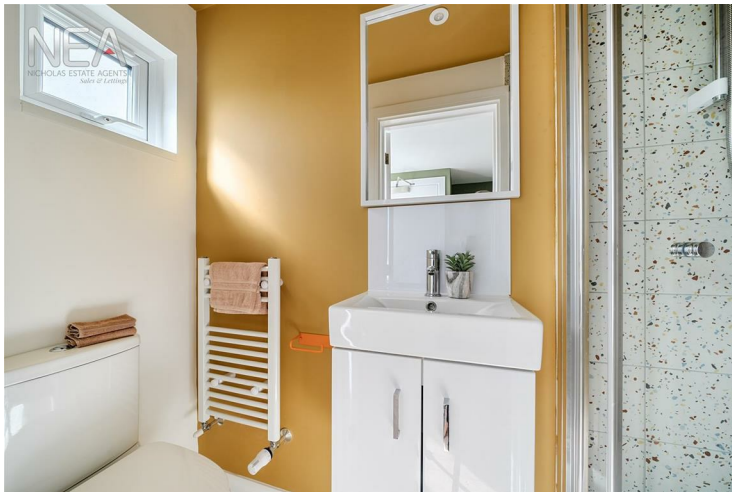
- NEA Lettings
- Reading
- Room in shared house on 2nd floor
- Double bedroom with ensuite floor
- Furnished
- Communal kitchen/diner
- Parking permit (2 for whole house)
- Bills included
- EPC Rating B
- Available 1st September

Room Six



On the third floor at the back of the house is this spacious double bedroom with wood effect laminate flooring, door to ensuite. Furniture includes a bed, desk, chair, and wardrobe and mini fridge.

Room Six En-suite



Tiled flooring throughout, featuring a walk-in shower, low-profile WC, and contemporary basin with mirror above.

Kitchen/Diner



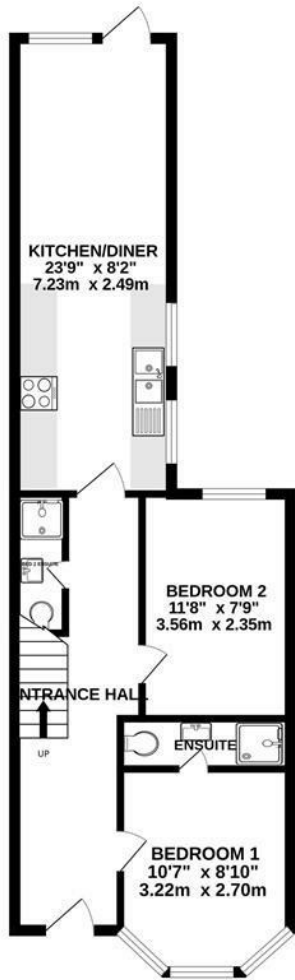
A large modern kitchen with a dedicated cupboard for each tenant. There are 2 large fridge/freezers, oven and hob and washing machine and tumble drier. Table and chairs towards the end of the kitchen and door which open out into the garden.

Garden

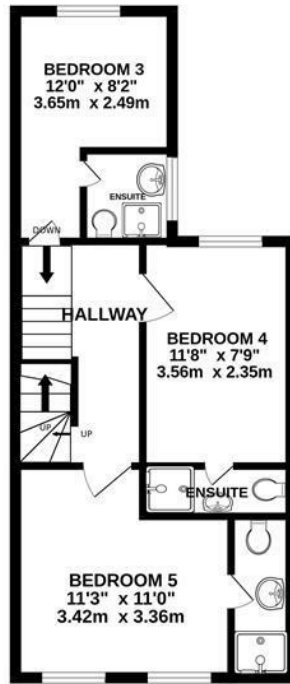


A rear enclosed garden, laid to patio. There is side access for bike access and a shed for storage.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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		94
(81-91) B	89	
(69-80) C		
(55-68) D		
(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		

