



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Norfolk Road
, Reading, Berkshire RG30 2EE**

£750 PCM

NEA LETTINGS: This is a high quality house share just near Kensington Park in Reading, with easy access to the town centre and West Reading station. This is a double ensuite room on the ground floor of the property. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and benefits from a communal kitchen, garden, extra W/C for guests; all you will need is your suitcase. Rent inclusive of all bills except BBC TV Licence. Single professionals 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.

Norfolk Road, Reading, Berkshire RG30 2EE

- NEA Lettings
- Room in shared house
- Furnished
- All bills included (except BBC TV license)
- EPC Rating B
- West Reading
- Double bedroom with ensuite
- Shared kitchen & rear garden
- Council tax band C
- Available 10th December

Entrance Hall/Communal WC

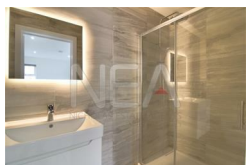
Entrance Hall has cupboard housing washing machine and tumble drier. Communal WC on ground floor.

Room Two



Double ensuite bedroom on ground floor with window looking onto the garden.

Room Two Ensuite



The tiled modern en-suite, has a large waterfall shower, sink set in storage, WC and heated towel rail.

Communal Kitchen



Modern communal kitchen with double glass doors to rear garden. There is plenty of cupboard and work top space. Appliances include fridge freezer, electric hob and oven.

Garden



Good size enclosed communal garden laid to patio at rear of property.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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		83
(81-91) B		
(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		

