



**St Georges Road
Reading, Berkshire RG30 2RH**

£1,400 PCM

NEA LETTINGS: A well presented unfurnished two bedroom mid terraced house, conveniently located within walking distance of West Reading train station and the shops and amenities of Oxford Road. The ground floor accommodation comprises an entrance hall, living room, separate dining room, fully fitted kitchen and utility room. To the first floor are two double bedrooms and a bathroom. Externally, the property benefits from a private, enclosed rear garden. The property would be ideally suited to a professional couple or small family. 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.

- NEA Lettings
- Mid terrace house
- Unfurnished
- On street parking
- EPC Rating D
- West Reading
- Two bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

Entrance Hall

Front door opens into hallway with doors to dining room & living room and staircase.

Living room



Bay fronted living room with wooden floors, feature fireplace and storage cupboard with shelving. Currently the door is not fixed in place, but this can be put back before start of tenancy should the tenant want this.

Dining room



Wooden floors, fitted shelving small storage cupboard beneath, under stairs storage cupboard, access to kitchen, window overlooking utility.

Kitchen



Tiled floor, plenty of storage space and worktop. window overlooking rear garden, door to utility. Appliances include four ring gas hob with extractor and oven.

Utility



Large space with stone floor, wall on the left has fitted shelving. Space for washing machine. Access to garden.

Bedroom One



Large carpeted bedroom with two spacious built in wardrobes, two windows to the front.

Bedroom Two



Carpeted bedroom with shelving enough space for a double bed and a window facing the rear garden.

Bathroom

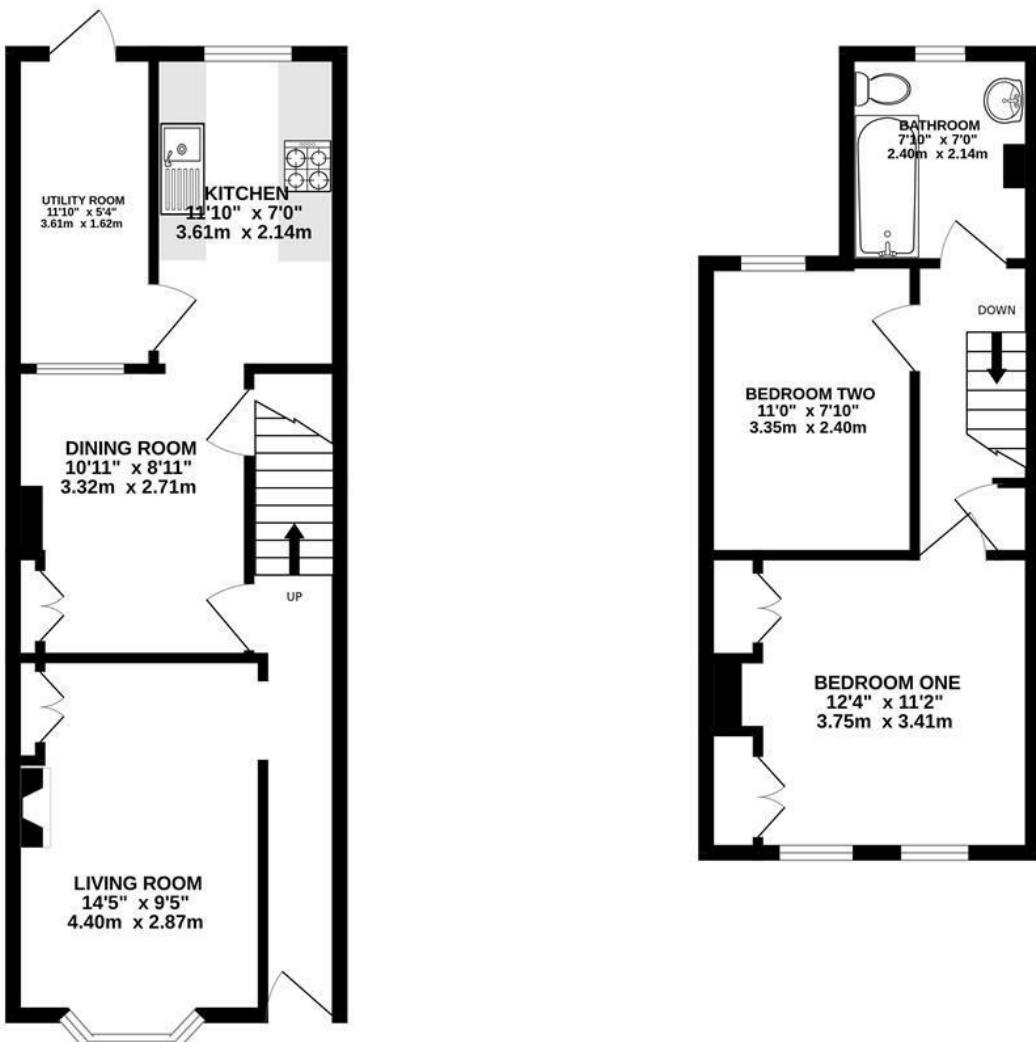


A modern bathroom with wash hand basin, WC and bath with shower over.

Rear Garden



Large outdoor space, features a patio and a shed at the rear of the garden



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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 fixtures 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	85	
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	

