



**Pearson Road
Sonning, Reading, Berkshire RG4 6UL**

£2,500 PCM

NEA LETTINGS: We are proud to present to market this very well presented, 18th Century listed terrace house located in the picturesque south Oxfordshire countryside village of Sonning. The property benefits from a spacious and stylish kitchen, perfect for entertaining, three bedrooms and a good sized reception room with a fireplace and many period features throughout. On street parking available. Pets considered. 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
- 18th Century Cottage
- Three bedrooms
- On street parking
- Council Tax band E
- Sonning-on-Thames
- Unfurnished
- Courtyard style garden
- EPC rating D
- Available 25th March

Reception Room

14'5" x 9'2" (4.4 x 2.8)

A spacious, carpeted entrance reception room with window to the front of the property, perfect for use as a study. Leads to living room with stairs to the first floor.

Living Room

14'5" x 11'5" (4.4 x 3.5)



Good sized but comfortable living room with inglenook fireplace, under-stairs storage, carpet, window to front and patio doors leading to kitchen.

Kitchen

23'7" x 22'11" (7.2 x 7.0)



Large, modern and stylish kitchen with tiled floor and double French doors to garden. The fully fitted kitchen includes double oven, 6 ring gas hob, fridge freezer, dishwasher & washer/dryer. The kitchen also features high ceilings with exposed beams and a well with a transparent cover in the floor.

Master Bedroom

11'9" x 11'1" (3.6 x 3.4)

Large and light carpeted double bedroom with window overlooking the garden and exposed beams.

Shower Room

A modern shower room with shower cubicle, wash hand basin, WC, heated towel rail, wooden flooring and skylight.

Bedroom Two

11'5" x 11'1" (3.5 x 3.4)



Large and light carpeted double bedroom with window overlooking the front, built in wardrobe and exposed beams.

Bedroom Three

9'6" x 7'10" (2.9 x 2.4)



Carpeted bedroom with window to front and ceiling with exposed beams

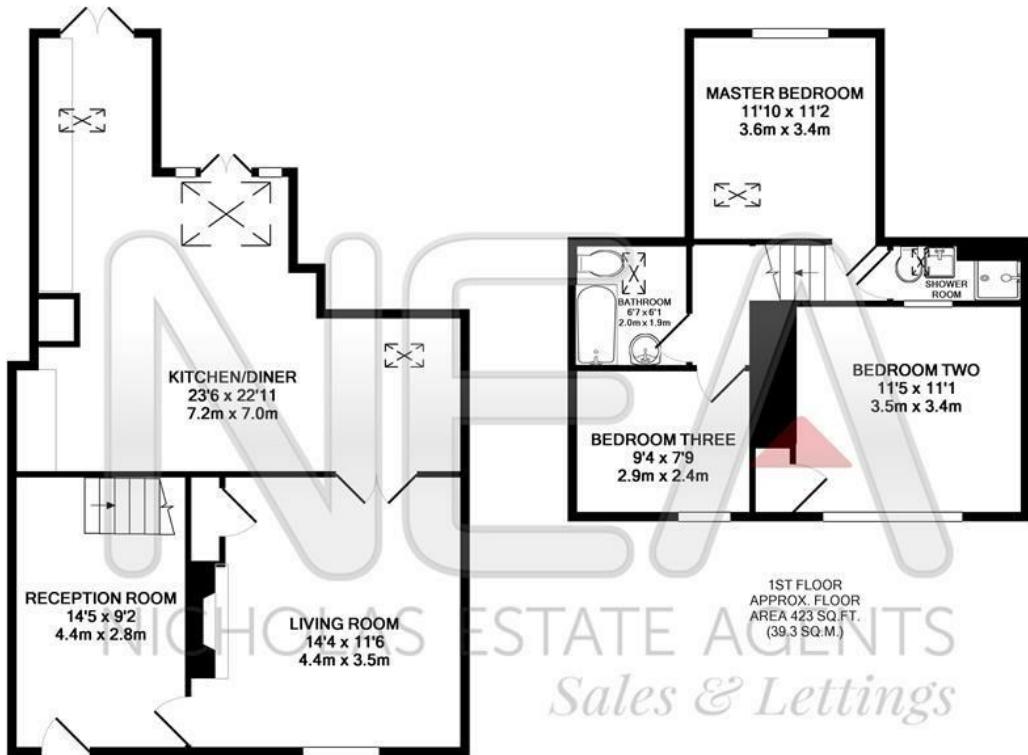
Bathroom

A traditional style bathroom with three piece suite including bath with hand held shower, wash hand basin and W.C. with wooden flooring, skylight and heated towel radiator.

Garden



Fully enclosed, private courtyard style garden.



GROUND FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 SQ.M.)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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		

