



## Ormsby Street , Reading, RG1 7YR

**£800 PCM**

NEA LETTINGS: This is a five bedroom house share in Reading, within short walking distance to Reading West Train station. All the bedrooms have ensuite shower rooms and have been well designed for maximum comfort. All are fully furnished with a double bed, built-in wardrobe and desk plus a wall-mounted flat screen tv in every room. Fast (fibre) internet is included. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas will be cleaned twice a month. Single occupancy only. **\*\*RENT INCLUSIVE OF BILLS\*\***.

There is permit parking on the street which the tenant will need to apply via council. 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.

## Ormsby Street, Reading, RG1 7YR

- NEA Lettings
- Room in shared house
- Single occupancy only
- Permit parking on the street (apply via council)
- EPC Rating D
- Reading
- Furnished
- Communal Kitchen
- Bills included
- Available immediately

### Room Four & Ensuite



A carpeted bedroom on the 1st floor in the middle of the property with window overlooking garden. Furniture includes double bed, desk, chair and built-in wardrobe. Door to ensuite shower room which has cubicle shower, WC, sink set in cupboard and heated towel rail.

### Communal Kitchen



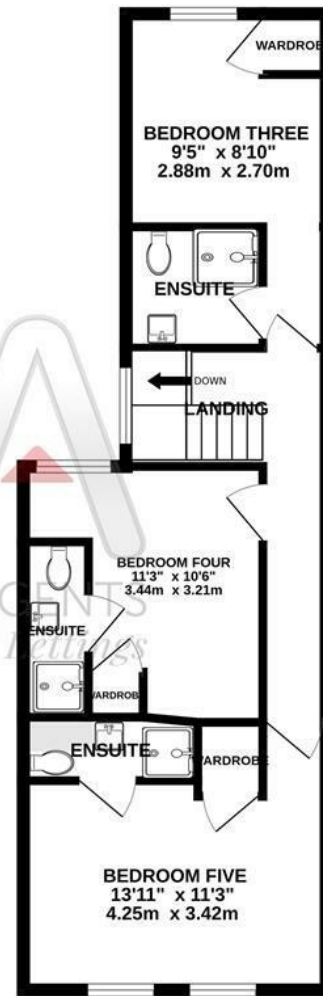
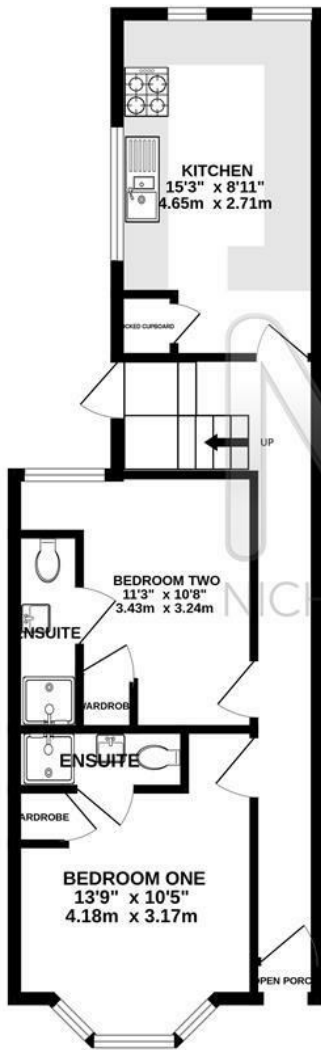
A large communal kitchen which benefits from breakfast bar and plenty of workspace and storage for each room. Appliances include 2 x fridge/freezer, oven and 4 ring hob with extractor, washing machine and tumble drier, stainless steel sink and a half under the window.

### Communal Garden

A small rear garden, mainly paved with a storage shed.


GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	