



**School Road, Available, £1,800 Per Calendar Month, Unfurnished**

sansome  george  
Residential Sales & Lettings



Ideally located, enjoying a tucked away position, this well proportioned semi detached home is conveniently within yards of the heart of Tilehurst Village. Regular bus services to Reading town centre (under 4 miles to the east) and a wealth of amenities to include green spaces, shops, cafes, post office and pharmacies are within minutes walk. Local Nurseries, Primary & Secondary Schools as also within close proximity.

Accommodation comprises of large entrance hall with stairs rising to the first floor, 23' dual aspect lounge/diner with doors leading to the enclosed rear garden, spacious kitchen with fitted double oven, 4 ring hob, integrated dishwasher, washing machine and fridge/freezer. Upstairs offers three well proportioned bedrooms serviced by family bathroom with shower over bath & separate WC. Further benefits include gas radiator central heating (nt) & UPVC double glazed windows throughout. The exterior offers a southerly aspect fully enclosed rear garden, which is mainly laid to lawn, decking area and a fabulous summer house with light and power along with ample driveway parking and carport to the front.

Property Details :-

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request

Local Authority: Reading Council - Band D

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

Possession: Available from 7th June 2024 (subject to the usual formalities)

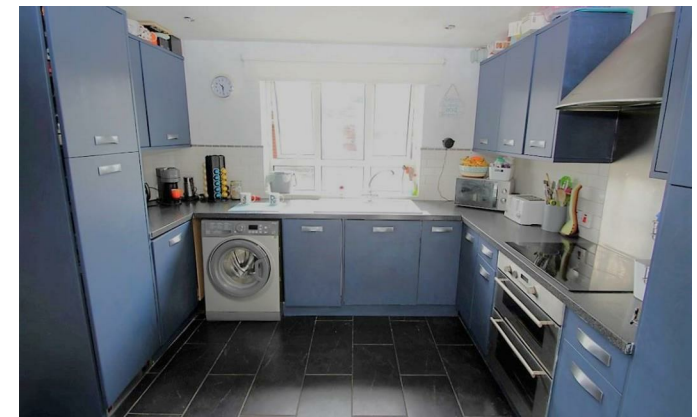
Rent: £1800 per calendar month paid in advance by Bankers Standing Order

Deposit: £2076.92 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment

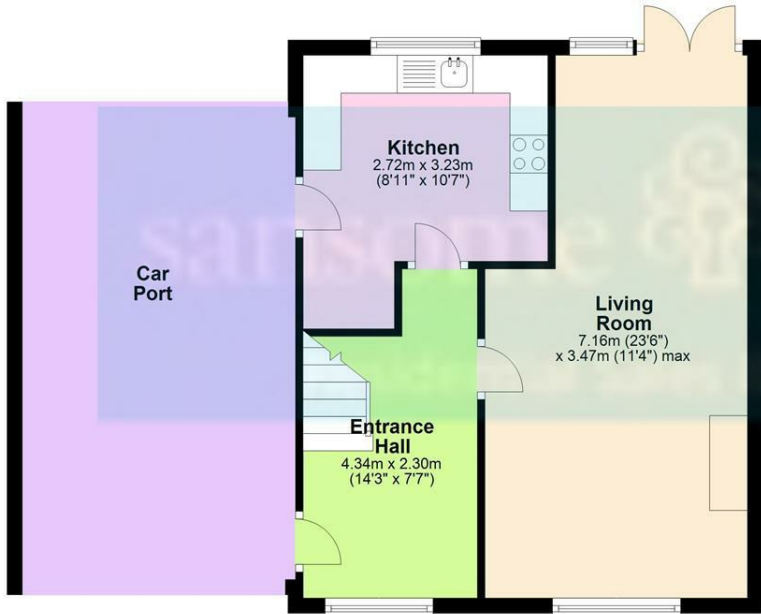
Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers. Sub-letting is strictly prohibited



### Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)

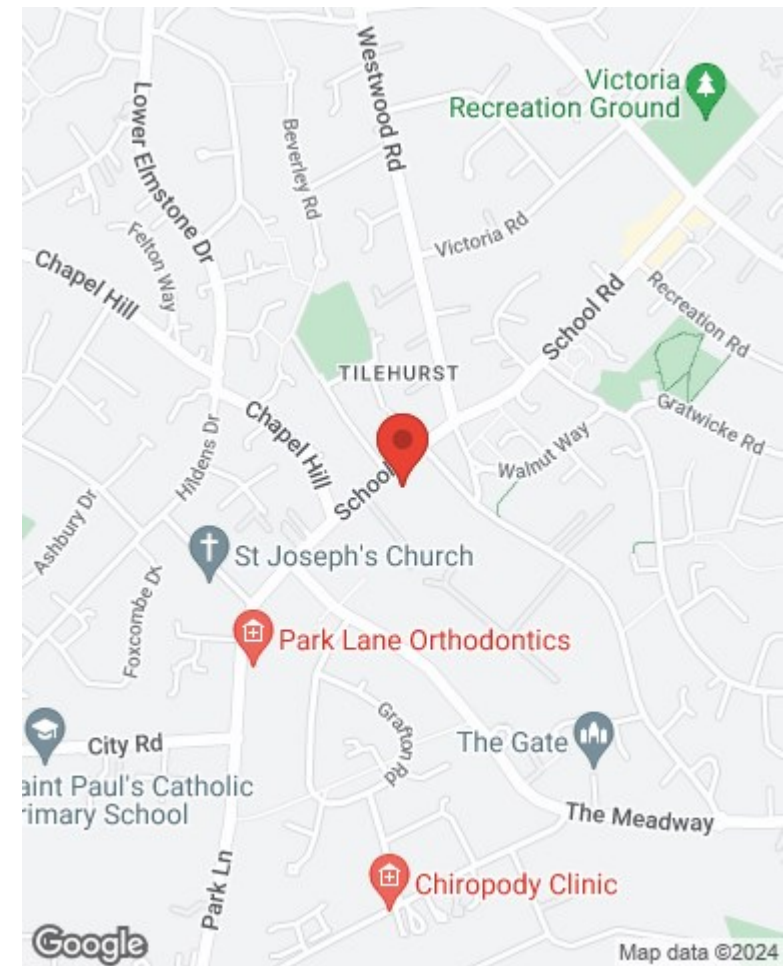


### First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)



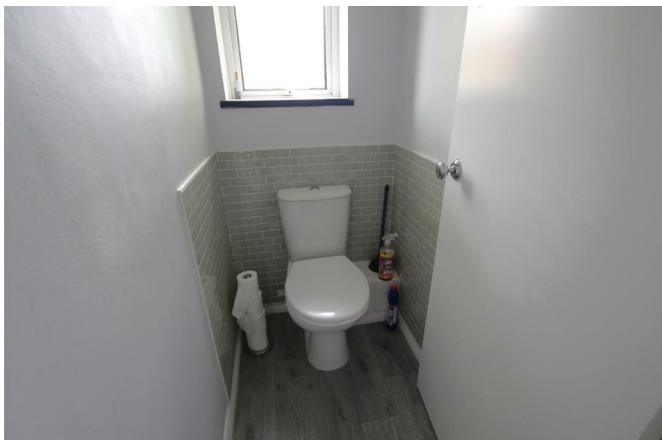
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		51	82
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

#### Misrepresentation and Misdescriptions Acts

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