



Gloucester Road, Available, £1,600 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

An attractive, larger than average, three bedroom mid terrace house, having undergone extensive refurbishment, is presented in good order through-out. Situated in a prime location, just off the Tilehurst Road, the property is within minutes of the main bus route to Reading town centre and a short walk to Reading West railway station (Paddington, Reading, Newbury, Theale, Basingstoke).

Accommodation comprises of entrance hall with stairs rising to first floor and doors leading to a lovely bay fronted living room, dining room with step down into a large modern kitchen (with fridge/freezer, dishwasher, electric oven and gas hob). The kitchen has the added benefit of a door leading to the enclosed rear garden and to the utility area (with washing machine and space for a tumble dryer) and downstairs WC. The first floor offers three well proportioned bedrooms, two double and one single, all of which are serviced by a modern three piece bathroom. Externally to the rear is a low maintenance enclosed rear garden and to the front there is permit parking subject to Reading Borough Councils Residents Parking Scheme.

Property Details :-

(Disclaimer - Photos taken prior to commencement of tenancy)

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

Local Authority: Reading Borough Council Band C

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

Possession: Available 17th July (subject to the usual formalities)

Rent: £1600 per calendar month

Deposit: £1846.15 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 other outgoings including council tax, water, gas, electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited



Ground Floor
Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	84
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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