



Oxford Road, Available, £1,300 Per Calendar Month, Unfurnished

sansome  george

Residential Sales & Lettings

**** SIX MONTHS LET ONLY **** A mid-terrace house boasting two double bedrooms and two bathrooms, is conveniently situated within a short level walk from a full range of amenities, to include 24 hour bus service, Reading West train station (London Paddington, Reading main line, Newbury, Basingstoke), along with a range of supermarkets, shops, restaurants, pubs plus numerous gyms and green spaces to include Prospect Park as well as being just over 1.5 miles to the west of Reading town centre.

The property is approached via a paved frontage with gate leading to an open covered porch with front door to a tiled entrance hall with stairs rising to the first floor and doors to two reception rooms. These comprise of a versatile front aspect lounge and a separate dining room with rear aspect door to garden and is open plan to the kitchen. The kitchen is well appointed with a range of units and includes a breakfast bar, as well as an integrated oven and hob. A door from the kitchen leads to a bathroom with a three piece white suite, to include mixer tap shower over bath. On the first floor, small landing services two double bedrooms both very similar in size with bedroom one featuring an en-suite bathroom. Outside, the enclosed rear garden offers a southerly aspect and is enclosed by wooden fencing. A paved patio adjoins lawn with a paved path continuing to a timber built shed spans the rear of the property. Other notable general features include UPVC double glazing throughout and gas fired central heating to radiators via 'combi' boiler.

Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band C

Tenancy: An Assured Shorthold tenancy is available for a period of 6 months.

Possession: Available immediately (subject to the usual formalities).

Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500 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.

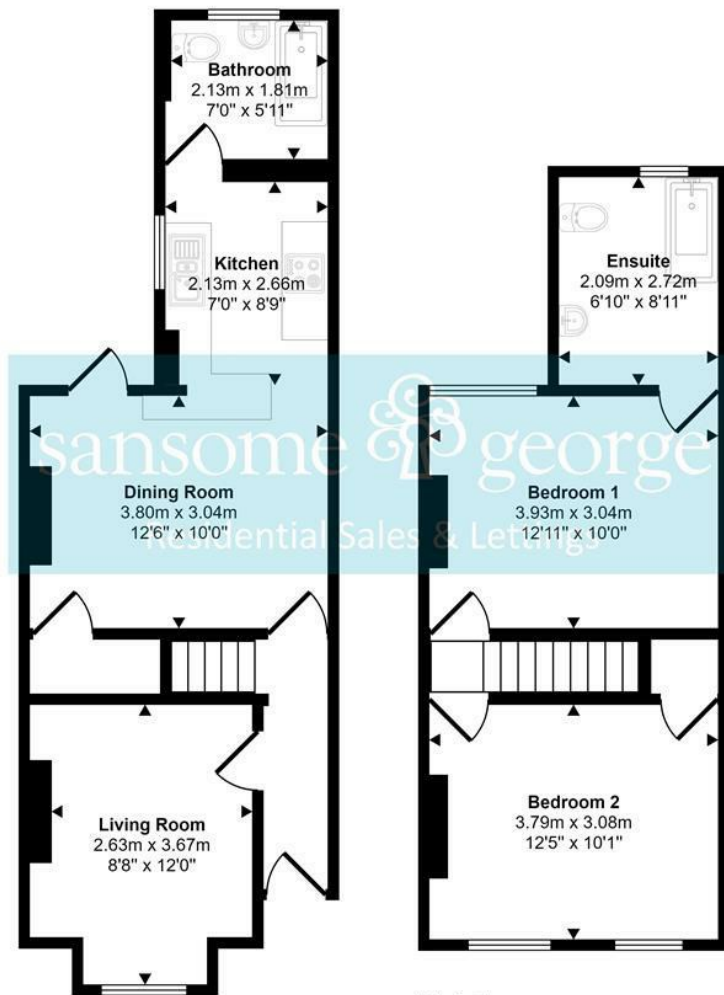
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

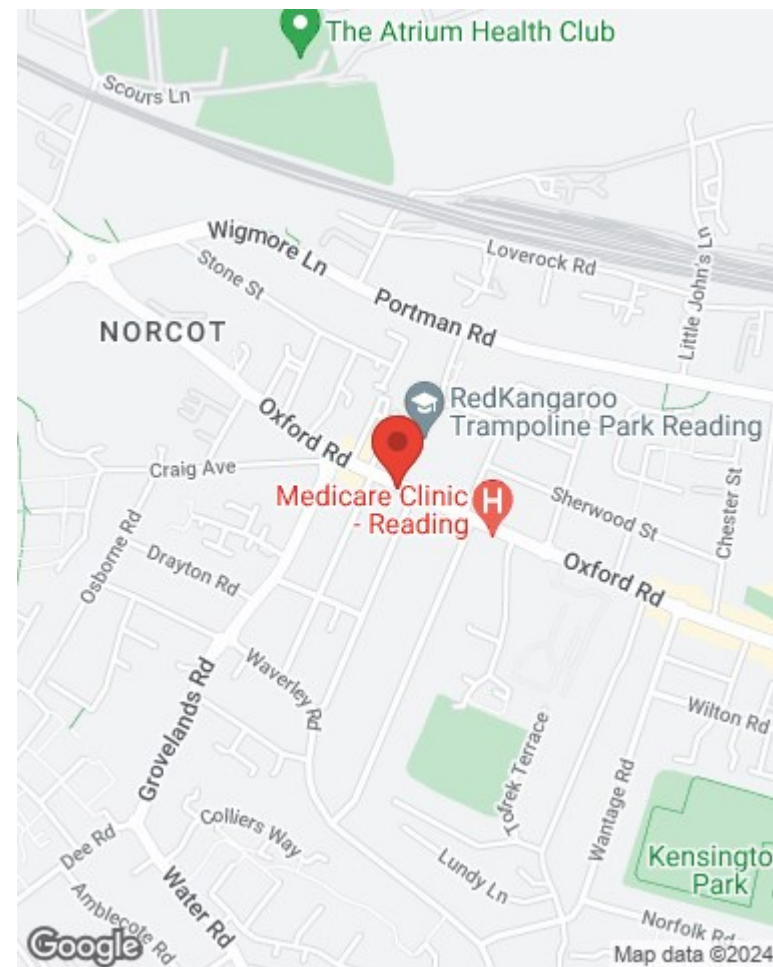
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited



Approx Gross Internal Area
72 sq m / 780 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

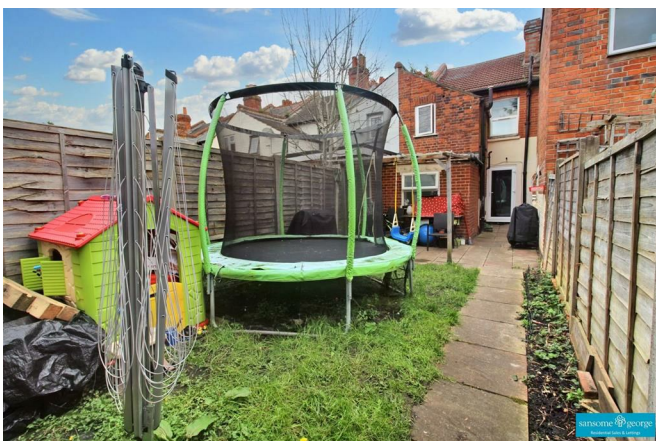


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com