



**Greenfinch Close, Available, £1,900 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

This deceptively spacious semi-detached house complemented by an established level plot which widens from front to back giving ample block paved driveway parking with a handy side access gate to a well tended and larger than average rear garden. Located in a tucked away cul-de-sac on the western fringes of Tilehurst which borders Sulham, with miles of open countryside and is within the highly desirable 'Little Heath' secondary school catchment.

The front door opens to a central entrance hall with staircase rising to the first floor and doors to a cloakroom and a versatile 27' x 21' L-shaped reception room providing sitting and dining areas, with a door to a well appointed front aspect fitted kitchen and rear aspect French doors opening to a lovely 26' x 20' UPVC wrap around conservatory to the side and rear of the home. Upstairs, the first floor landing provides access to four well proportioned bedrooms all measuring in excess of 10' (three of which also feature built in storage) and are serviced by a fully tiled family bathroom with three piece suite including P-shaped bath with shower over, WC and vanity unit with bowl wash basin. This property has the added benefit of gas fired central heating to radiators and UPVC double glazed windows.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

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

Local Authority: West Berkshire

Council Tax: - D

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

Possession: Available 9th November (subject to the usual formalities).

Rent: £1900 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2192.30 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.

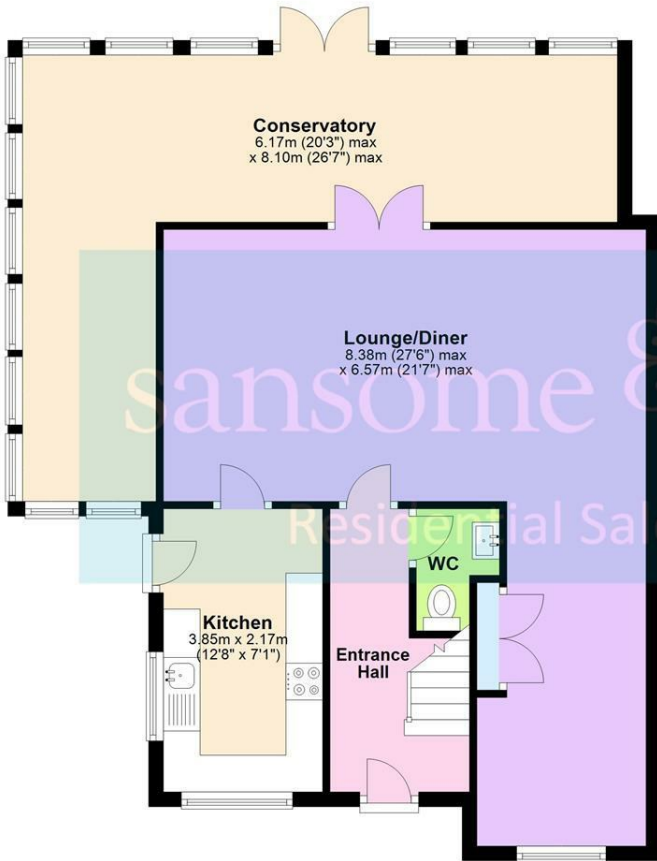
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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



### Ground Floor

Approx. 78.3 sq. metres (843.3 sq. feet)

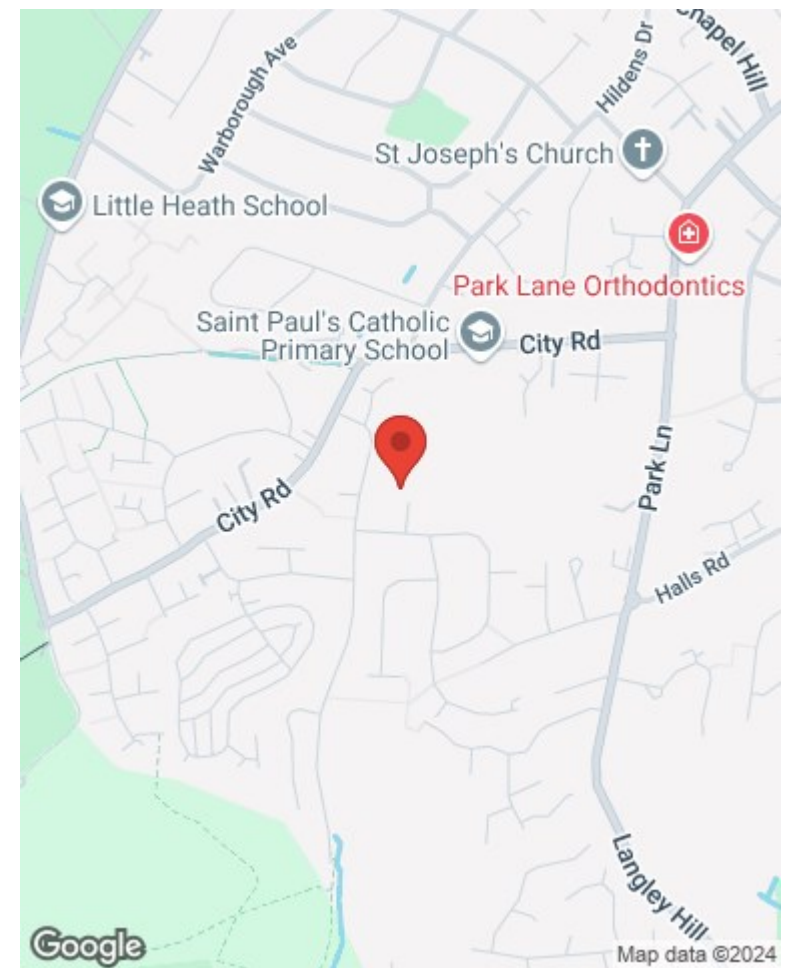


### First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 128.3 sq. metres (1380.8 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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