



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

sansome & george
Residential Sales & Lettings

A three double bedroom, newly decorated Victorian end terrace house offering spacious accommodation, situated 1.5 miles to the West of Reading town centre and also within minutes level walk of a range of amenities to include several regular bus services, Reading West train station, Kensington recreation ground and Prospect Park, as well as numerous gyms, cafes, supermarkets, plus varied shops and restaurants.

Complemented by a southerly aspect rear garden, this classic 'bay fronted' example is approached via the original quarry tiled path to the front door opening into the entrance hall where stairs rise to the first floor and a door opens to the living space. Originally two separate rooms which have been opened into one, the dual aspect space creates interchangeable living and dining areas with 2 feature open fireplaces. Leading off this space is the well appointed fitted kitchen with doors to the ground floor shower room and also a useful side lean to (with washing machine) which in turn gives access to the rear garden. On the first floor, three double bedrooms are individually accessed via the landing. Outside, the enclosed rear gardens boasts a southerly aspect and features a deck area, raised flower/shrub bed, area of lawn and timber built shed spanning the rear of the garden. Subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for permit parking.

Property details:

Energy Performance Rating: - 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 minimum period of 6 months.

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

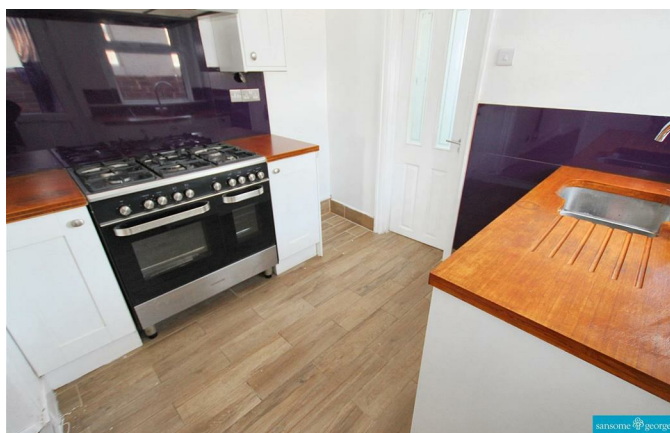
Rent: £1600 per calendar month paid in advance by Bankers Standing Order.

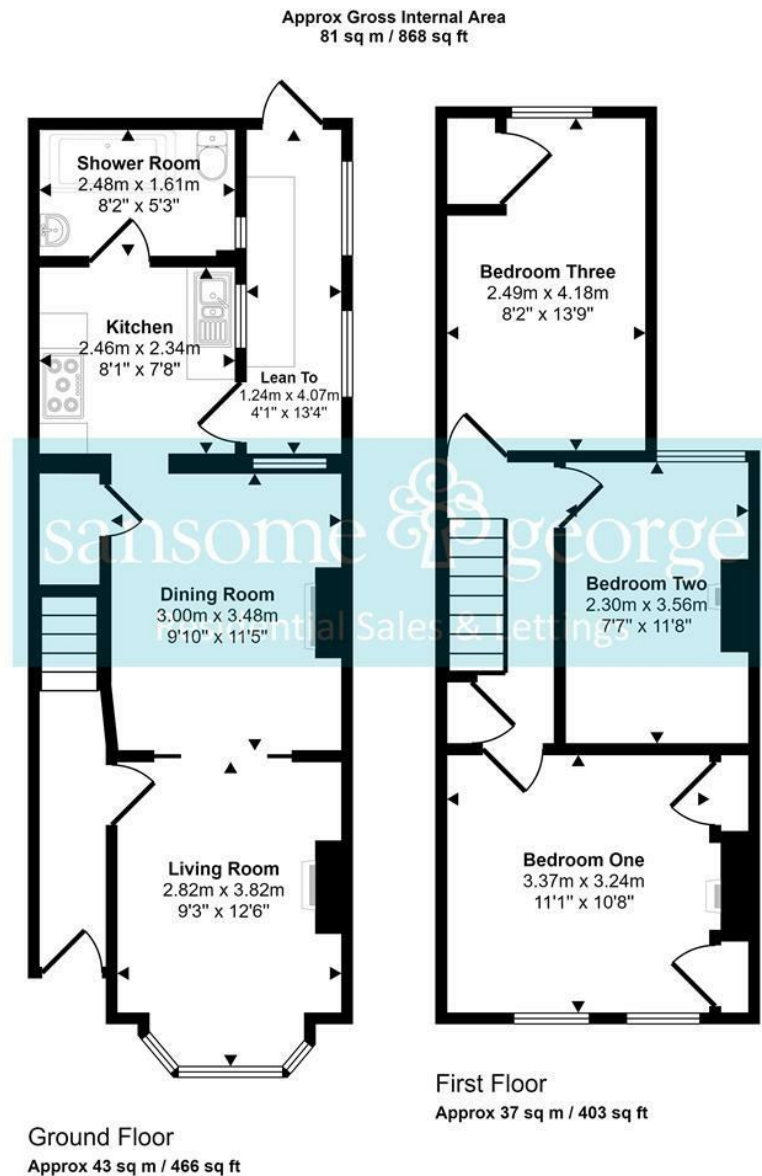
Deposit: £1846.15 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

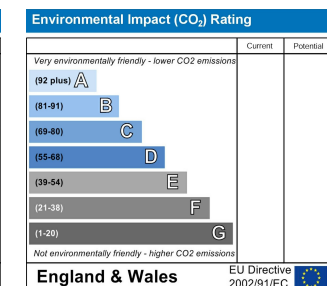
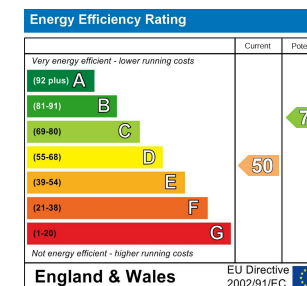
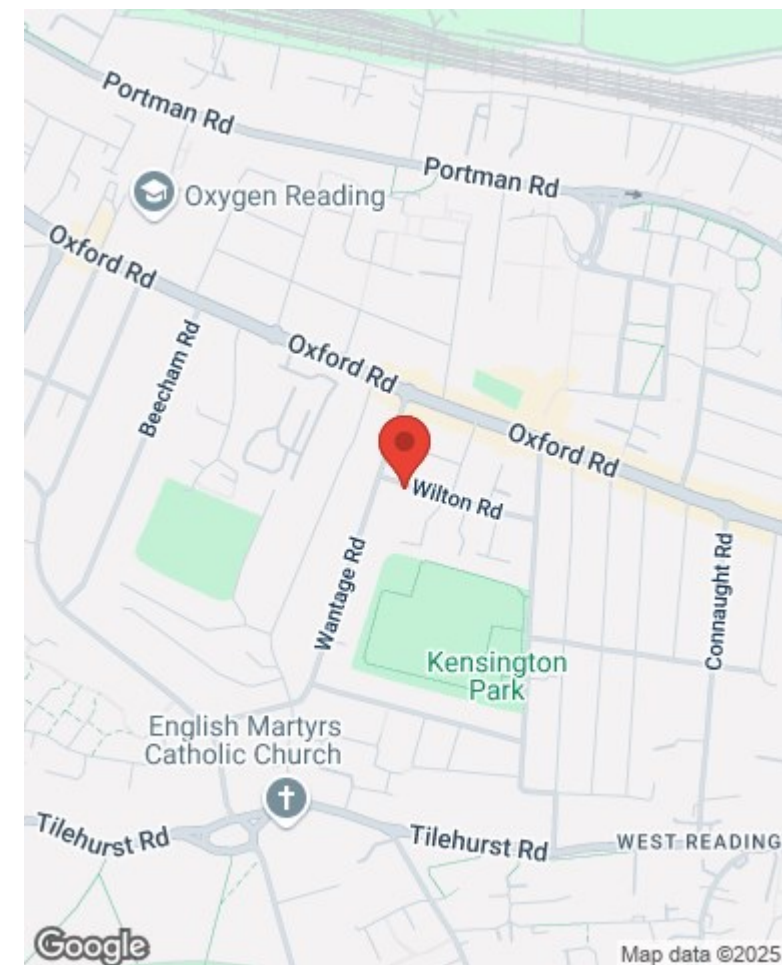
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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



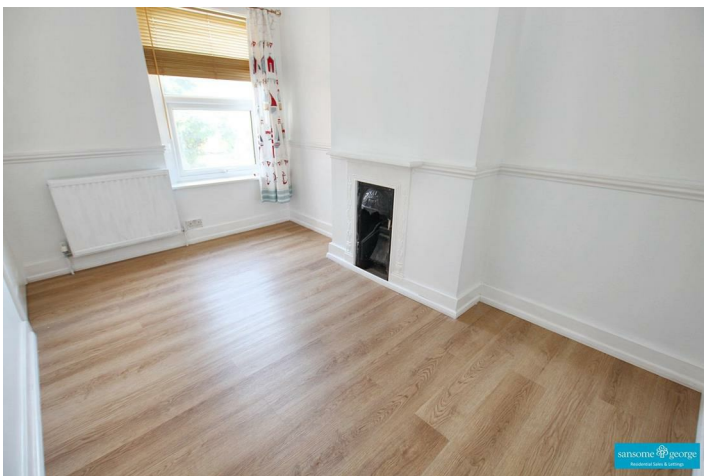


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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

sansome  george
Residential Sales & Lettings