



Cranbury Road, Available, £1,500 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

This versatile and well-proportioned well presented three-bedroom mid-terrace home is ideally located within walking distance of a Tesco superstore and Reading West train station, which offers convenient rail links to Oxford, Basingstoke, and London Paddington. The property is also just over a mile from Reading's vibrant town centre, home to a wide selection of high street shops, restaurants, cafés, bars, and the mainline train station.

The accommodation begins with a generous entrance hall that leads to a bay-fronted living room and a spacious kitchen and breakfast room. The kitchen is fitted with appliances and offers direct access to the enclosed rear garden, making it a practical and sociable space for everyday living.

On the first floor, there are three separately approached bedrooms. Two are generous doubles and the third is a well-sized single, all served by a three-piece family bathroom that includes a shower over the bath, a wash hand basin, and a W.C.

Outside, the rear garden is enclosed and includes a patio area and lawn, creating a flexible outdoor space suitable for relaxing or entertaining. The property also benefits from double glazed windows and may be eligible for permit parking, subject to Reading Borough Council's Residents Parking Scheme.

Property details:

Energy Performance Rating: D - 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 3rd July (subject to the usual formalities).

Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1730.76. 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.

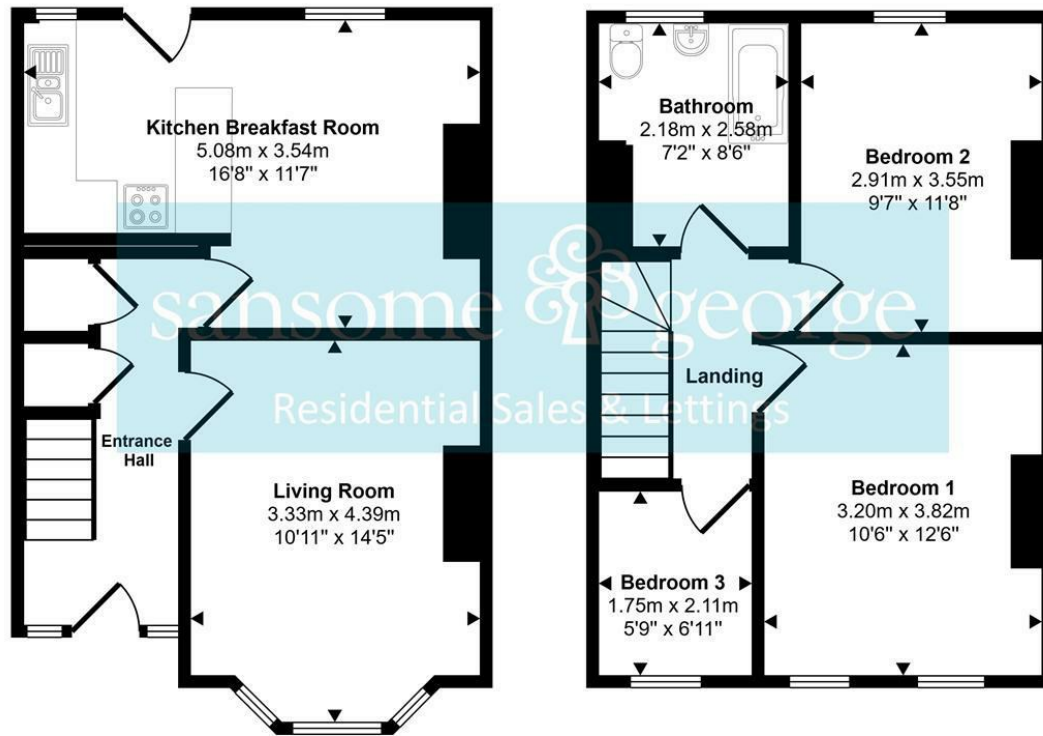
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.



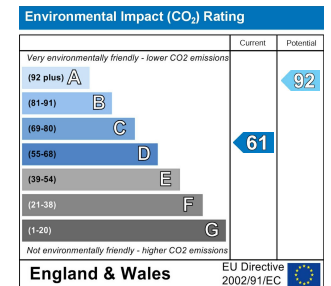
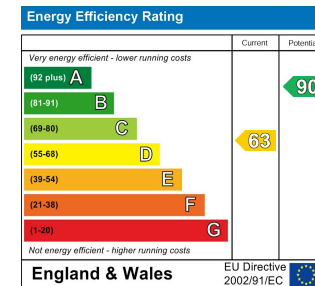
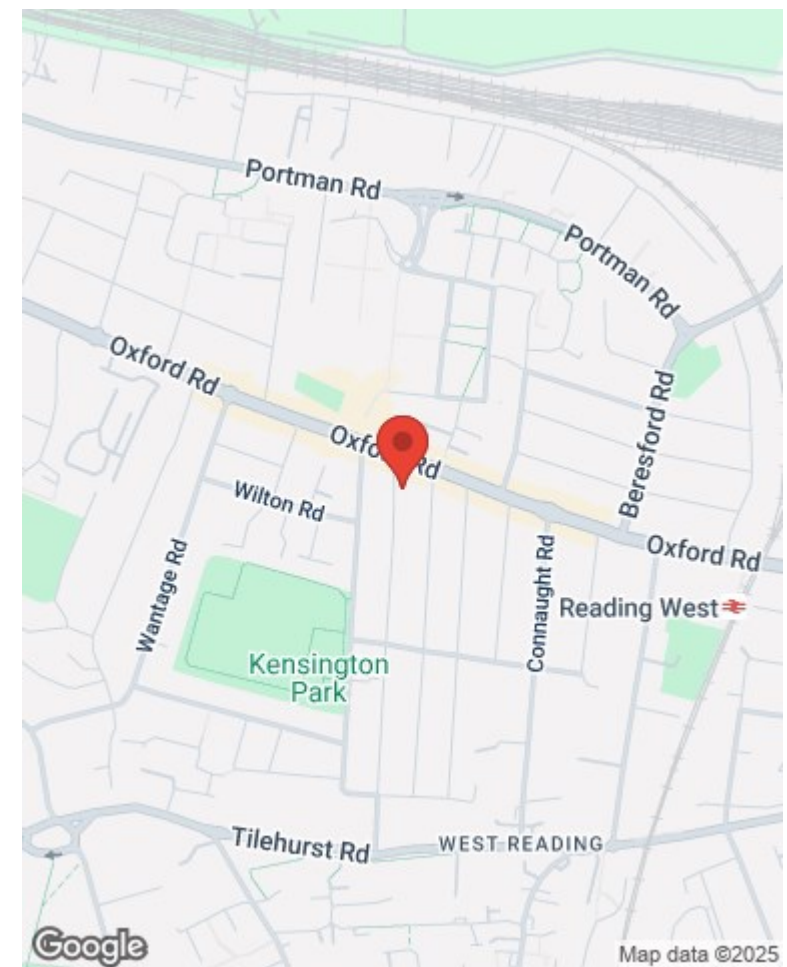
Approx Gross Internal Area
78 sq m / 835 sq ft



First Floor
Approx 39 sq m / 418 sq ft

Ground Floor
Approx 39 sq m / 417 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.



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