



Beecham Road, Available, £1,550 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented and recently refurbished, larger than average three bedroom Victorian terrace situated in a popular location in West Reading. The property enjoys excellent access to West Reading railway station, Reading town centre and The Oracle shopping centre, as well as a local Tesco supermarket and the nearby Prospect Park, perfect for dog walking. Convenient bus services are also close at hand.

The accommodation comprises an entrance porch leading into a welcoming hallway, a bright bay fronted living room, a separate dining room, and a modern refitted kitchen with a ground floor bathroom. Stairs rise to a first floor landing serving three good sized, separate bedrooms. The home benefits from gas radiator central heating and UPVC double-glazed windows throughout.

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 immediately (subject to the usual formalities).

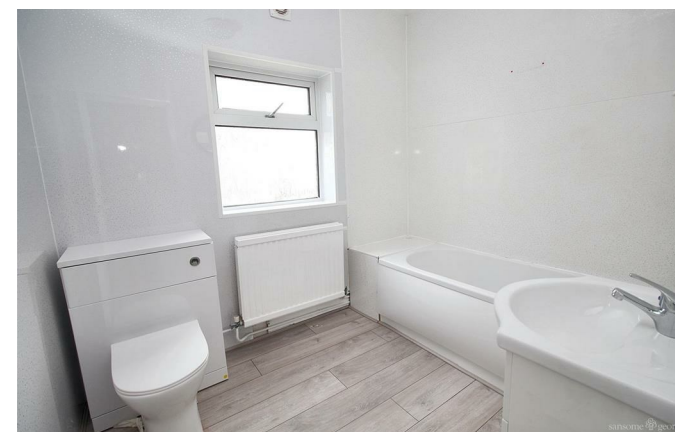
Rent: £1550 per calendar month paid in advance by Bankers Standing Order.

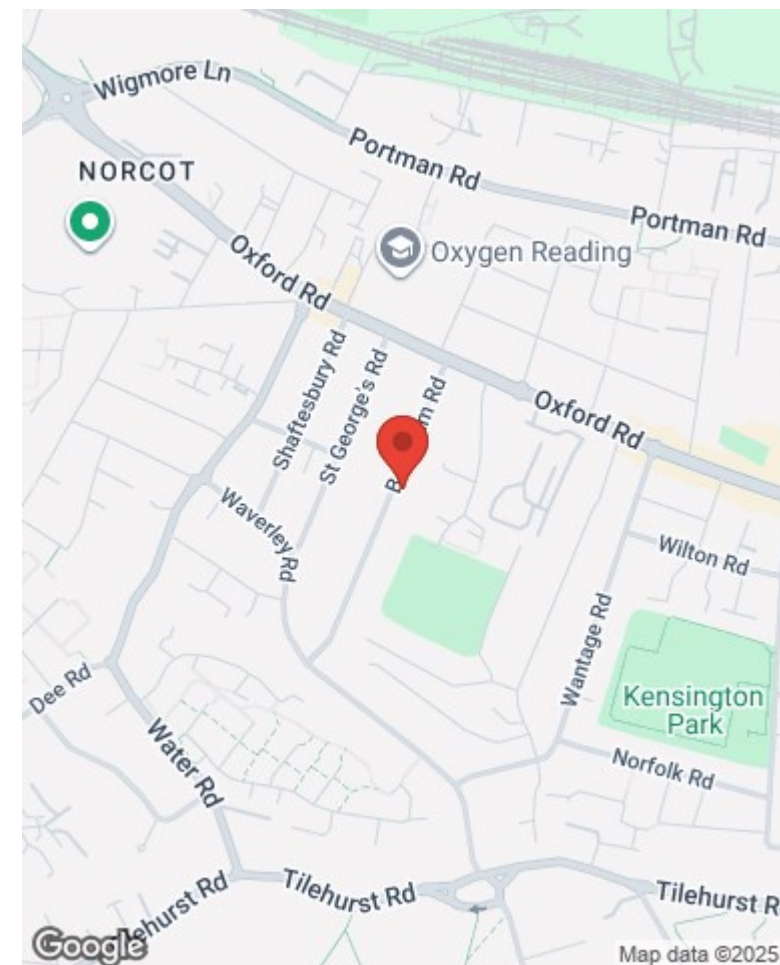
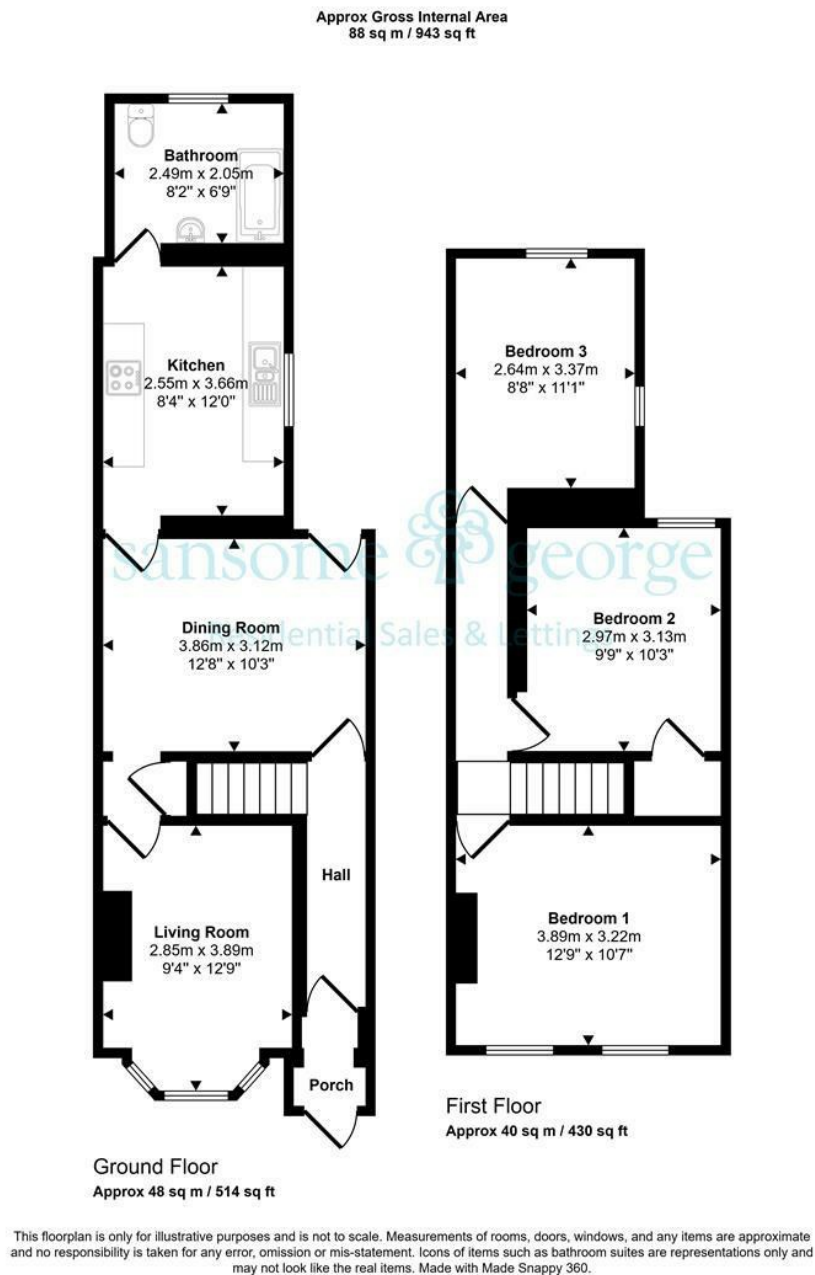
Deposit: £1788.46. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(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		85
(81-91) B		
(69-80) C		67
(55-68) D		
(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

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