



Gloucester Road, Available, £1,750 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

An attractive, larger than average, three bedroom mid terrace house, is presented in good order. Situated in a prime location, just off the Tilehurst Road, the property is within minutes of the main bus route to Reading town centre and a short walk to Reading West railway station (Paddington, Reading, Newbury, Theale, Basingstoke).

Accommodation comprises of entrance hall with stairs rising to first floor and doors leading to a lovely bay fronted living room, dining room with step down into a large modern kitchen (with fridge/freezer*, dishwasher*, electric oven and gas hob). The kitchen has the added benefit of a door leading to the enclosed rear garden and to the utility area (with washing machine* and space for a tumble dryer) and downstairs WC. The first floor offers three well proportioned bedrooms, two double and one single, all of which are serviced by a modern three piece bathroom. Externally to the rear is a low maintenance enclosed rear garden and to the front there is permit parking subject to Reading Borough Councils Residents Parking Scheme.

*Appliances provided only
(Disclaimer - Photos taken prior to commencement of tenancy)

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 Periodic Tenancy.

Possession: Available 2nd September (subject to the usual formalities).

Rent: £1750 per calendar month.

Deposit: £2019.23. 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 will be responsible for all other outgoings including council tax, water, gas, electricity, telephone, broadband and TV.

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

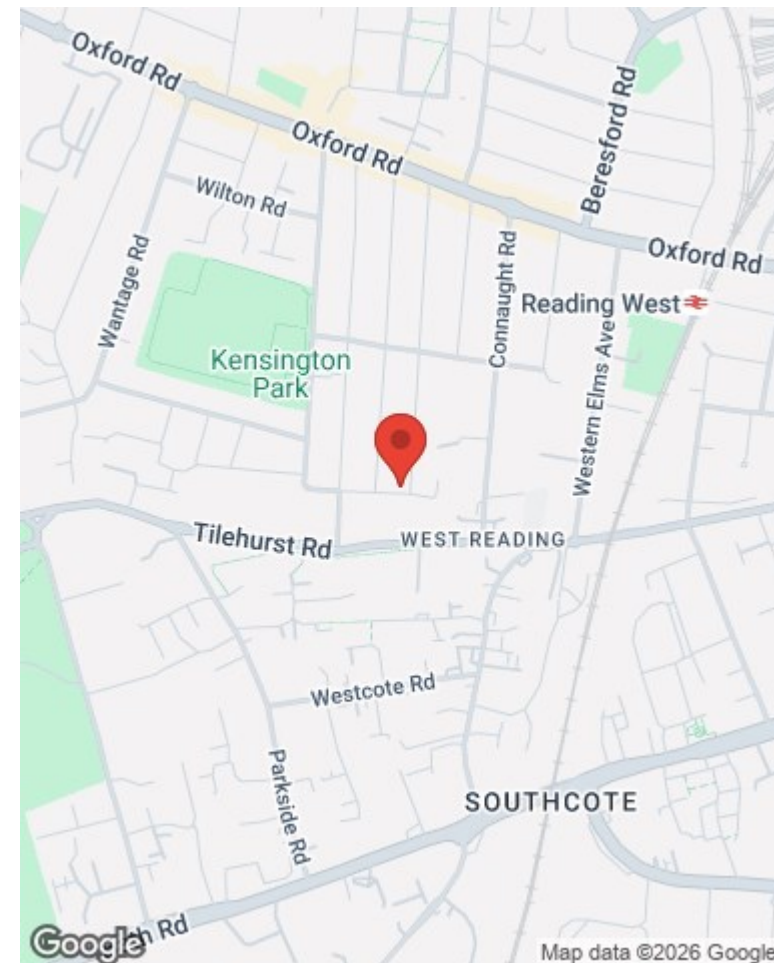


Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 42 sq m / 453 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.

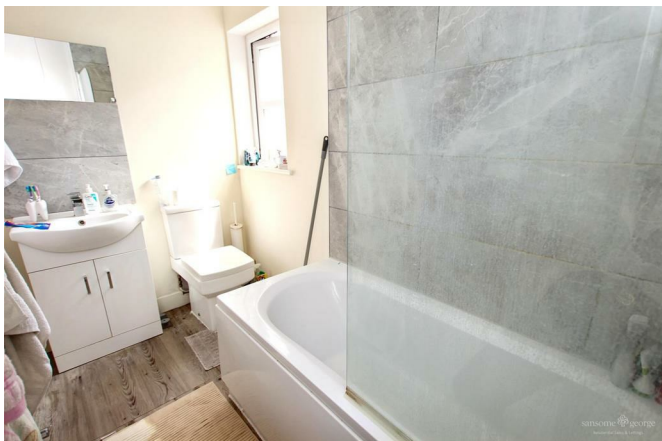
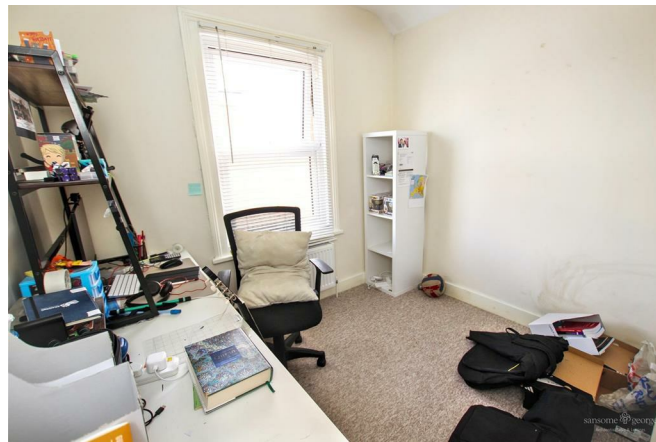
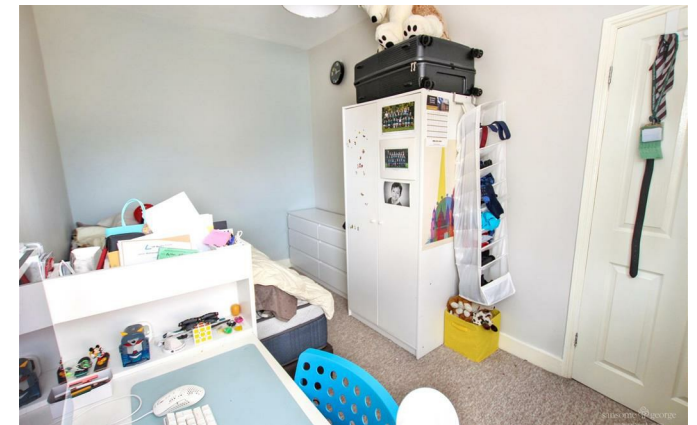


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(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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