



**Chester Street, Available, £1,400 Per Calendar Month, Unfurnished**

A well proportioned, recently refurbished, two double bedroom, mid terrace house situated approximately 1.5 miles west of Reading town centre. The property is ideally located within minutes walk of a wealth of conveniences to include regular buses and Reading West train station as well as shops, supermarkets, gyms, green spaces, cafes, pubs and restaurants.

Accommodation comprises of a lounge with stairs to first floor, door to dining room with patio doors to the enclosed rear garden, modern fitted galley kitchen with fridge/freezer, electric hob and oven, utility area with space for a dishwasher and a modern ground floor bathroom with three piece suite including bath with shower over, WC and wash hand basin plus a cupboard housing a washing machine. Upstairs the landing offers doors to two sizeable double bedrooms. To the rear is an enclosed garden mostly laid to lawn with a patio area. The property further benefits from gas central heating and on street permit parking subject to the local authorities Residents Parking Scheme.

Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band B

Tenancy: Tenancy: An Assured Periodic tenancy.

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

Rent: £1400 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1615.38. 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.

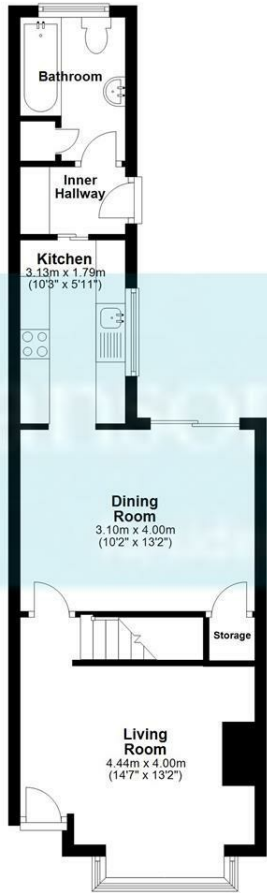
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.



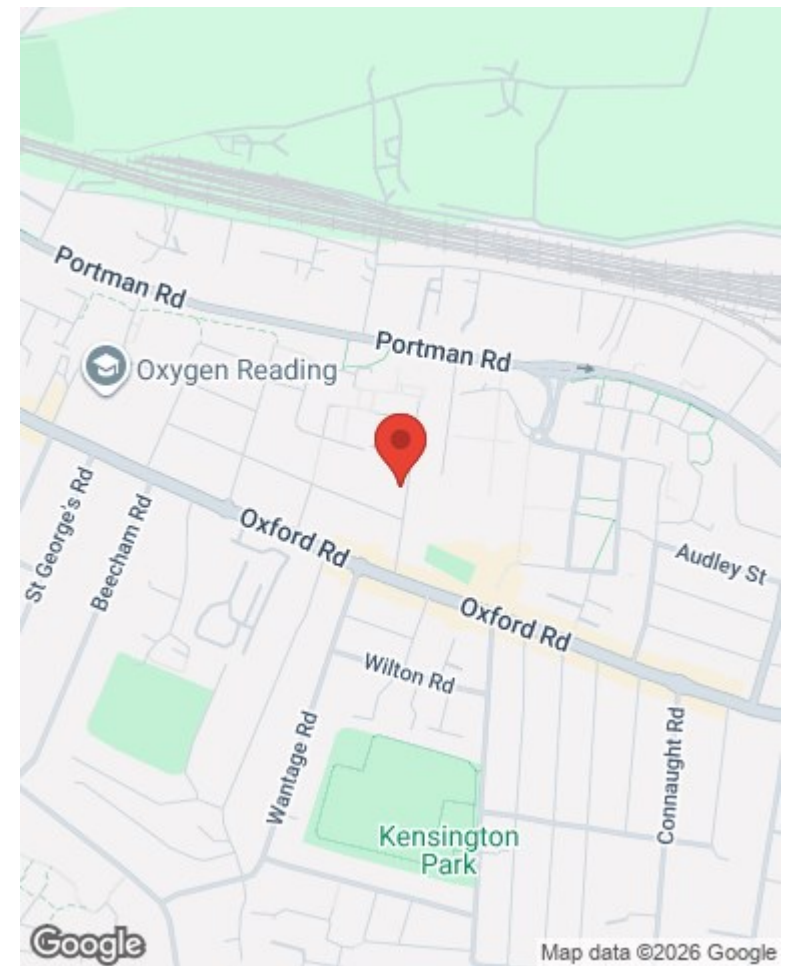
**Ground Floor**  
Approx. 41.6 sq. metres (447.9 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 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	72	78

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**

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](mailto:lettings@sansome-george.com)