



**Swansea Road
Reading, Reading, Berkshire RG1 8EY**

£1,500 PCM

NEA LETTINGS: A modern high quality unfurnished two bedroom mid terrace house, within a 10 minute walk to Reading and the mainline station. The property has been extensively refurbished and has a large modern kitchen and two reception rooms. Downstairs is a hallway which leads to the living room and the dining room, off which is the kitchen. Upstairs are two double bedrooms and a bathroom. There is an enclosed back garden which has a decked area and would be easy to maintain. Parking is available on the street with a permit. EPC Rating C.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Swansea Road, Reading, Berkshire RG1 8EY

- NEA Lettings
- Mid Terrace house
- Unfurnished
- Permit Parking
- Council Tax Band C
- Reading
- Two bedrooms
- Enclosed rear garden
- EPC rating C
- Available 15th July

Entrance Hall

An entrance hall with oak wood flooring, doors to living and dining room

Dining Room

10'5" x 8'6" (3.2 x 2.6)

Carpeted dining room with window overlooking the front of the house and a feature fireplace

Living Room

13'5" x 11'1" (4.1 x 3.4)



This good sized living room has oak wood flooring with an original feature fireplace and stairs leading to the first floor. Sky ready TV, broadband and phone points.

Kitchen

10'5" x 11'9" (3.2 x 3.6)



This tiled floor kitchen has granite worktops with modern units with plenty of storage and work space. There is plenty of natural light to work with as there is a window overlooking the garden, a door to the garden and a skylight with an electric window. Appliances include a full size BOSCH dishwasher, a four ring gas hob and an electric oven fan assisted oven with a NEFF extractor.

Main Bedroom

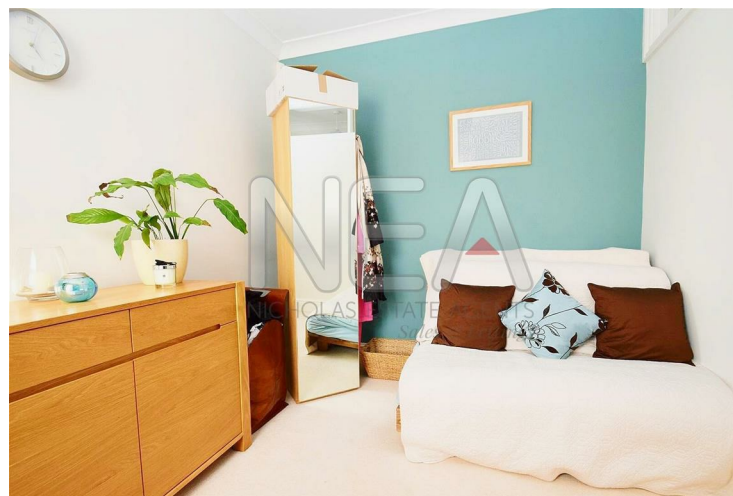
11'5" x 10'5" (3.5 x 3.2)



A large double carpeted bedroom with a feature fireplace and a window overlooking the front of the house. The room also has a built in wardrobe

Bedroom Two

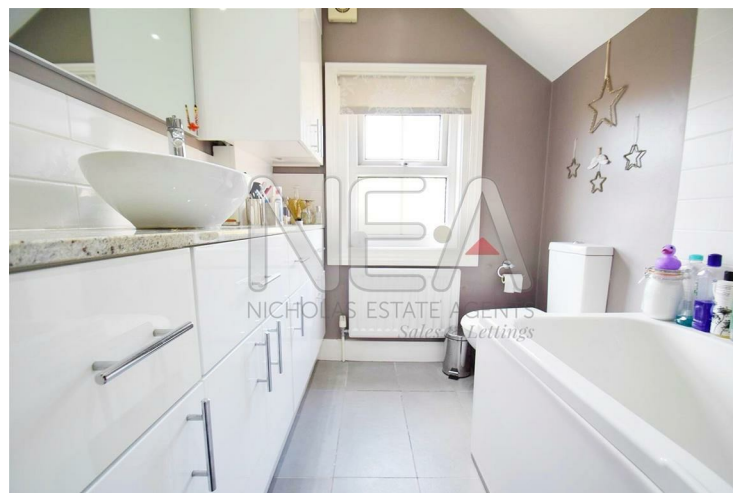
8'2" x 8'2" (2.5 x 2.5)



A double bedroom with carpeted floors and a high level internal window overlooking the back garden for extra light.

Bathroom

8'6" x 5'10" (2.6 x 1.8)



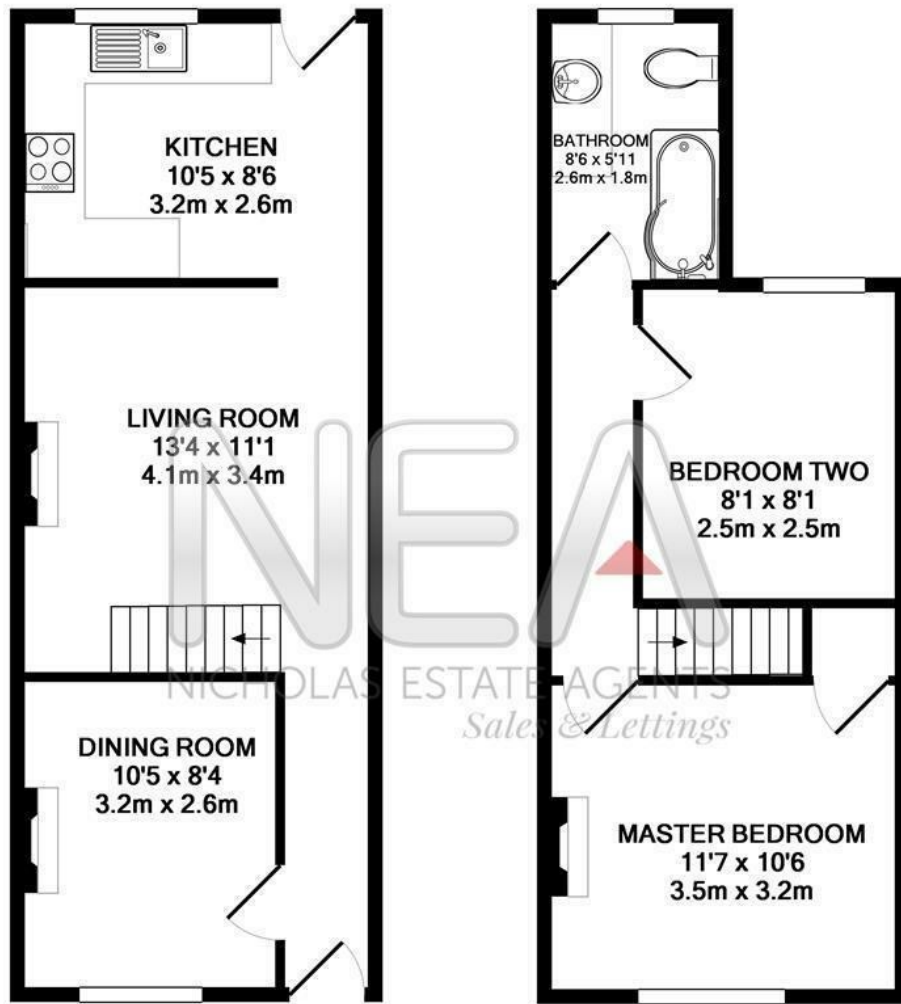
The bathroom is tiled with a bath with bar mixer shower over, WC, a granite top vanity unit with ample storage and a sink. Cupboard housing the boiler.

Garden

Swansea Road, Reading, Berkshire RG1 8EY



The low maintenance enclosed garden has decking and gravel with a shed at the back.



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
67	
EU Directive 2002/91/EC	
England & Wales	

