



**Pascal Crescent
Shinfield, Reading, Berkshire RG2 9FP**

£750 PCM

NEA LETTINGS: **RENT INCLUSIVE OF ALL BILLS** This is a high quality house share in Shinfield, with easy access to the town centre and Reading mainline station and within walking distance of the ECMWF. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase.

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.

Pascal Crescent, Reading, Berkshire RG2 9FP

- NEA Lettings
- Professional House Share
- Ensuite Shower Room
- Furnished
- EPC rating C
- Shinfield, Reading
- Spacious Double Room
- Parking
- Regular Bus links to town centre
- Available 28th January

Bedroom Five

Stylishly decorated, furnished and carpeted bedroom with a window to the front of the property and an en-suite shower room. Furniture includes a double bed, desk, chair, two bedside tables, chest of drawers and wardrobe.

Ensuite

A modern, tiled shower room with shower cubicle, sink built into cupboards, eye level mirrored cupboards and low level WC.

Kitchen

The kitchen is fully equipped with crockery and cutlery, pots and pans and a good amount of cupboard space. It also benefits from a large fridge, dishwasher, gas hob and oven.

Dining Room

The dining room has table and chairs as well as a wall mounted TV.

Utility

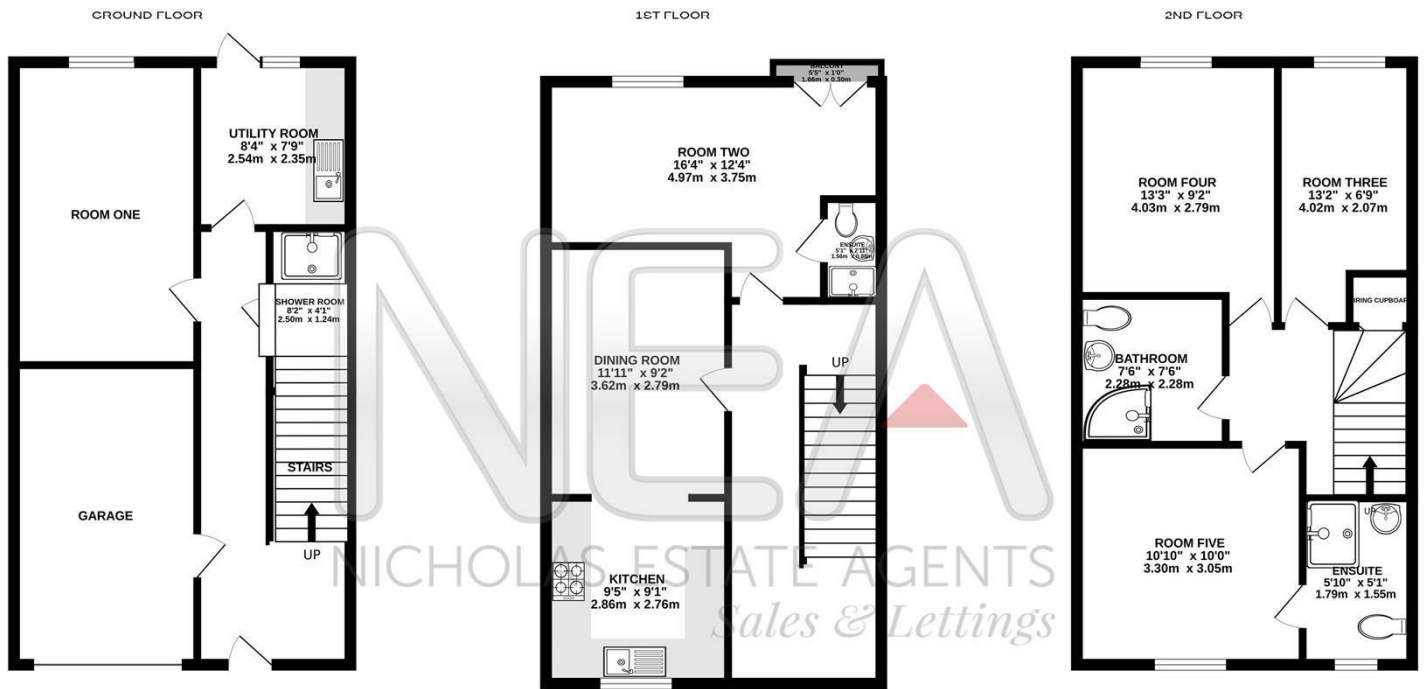
The property benefits from a dedicated laundry /utility room on the ground floor with a washing machine, sink and built in cupboards and giving access to the garden.

Garden

The garden is mostly lawn with patio areas and is perfect for summer evening barbecues.

Garage

The garage is available for storage and houses the freezers for the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(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		
(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		
England & Wales EU Directive 2002/91/EC		

