NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040

Gosbrook Road
Caversham, Reading, Berkshire RG4 8EG

£700 Per Calendar Month

NEA LETTINGS: Presents this spacious double room with a private bathroom on the ground floor, in this professional house share in Caversham. The property has been thoughtfully designed for working professionals and is fully furnished throughout. The house offers a fully equipped kitchen with a hob and oven, fridge/freezer, microwave, dishwasher, washing machine, and a separate tumble dryer. There is also a communal dining area with a table, chairs, and a large TV. High-speed Wi-Fi and Freeview HD are available throughout the property. Outside, there is a spacious garden ideal for summer barbecues and on-street parking is available nearby.Wi-Fi and all bills are included in the rent, excluding the TV licence. Single professionals only. EPC Rating: D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

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- NEA Lettings
- Caversham
- Room to rent in a shared house
- Private Bathroom
- Ground floor
- Furnished
- Single professionals
- Rent inclusive of bills
- Shared Garden
- Available 7th October

Bedroom
11'9" x 11'9" (3.6 x 3.6)

Large double bedroom with wood effect laminate floor. Furniture includes a double bed, chest of drawers, bed side table and wardrobe. Large bay window to the front.

Bathroom
9'2" x 9'2" (2.8 x 2.8)

A large private bathroom accessed through the kitchen with, WC, sink and a bath with shower over.

Kitchen
14'9" x 10'2" (4.5 x 3.1)

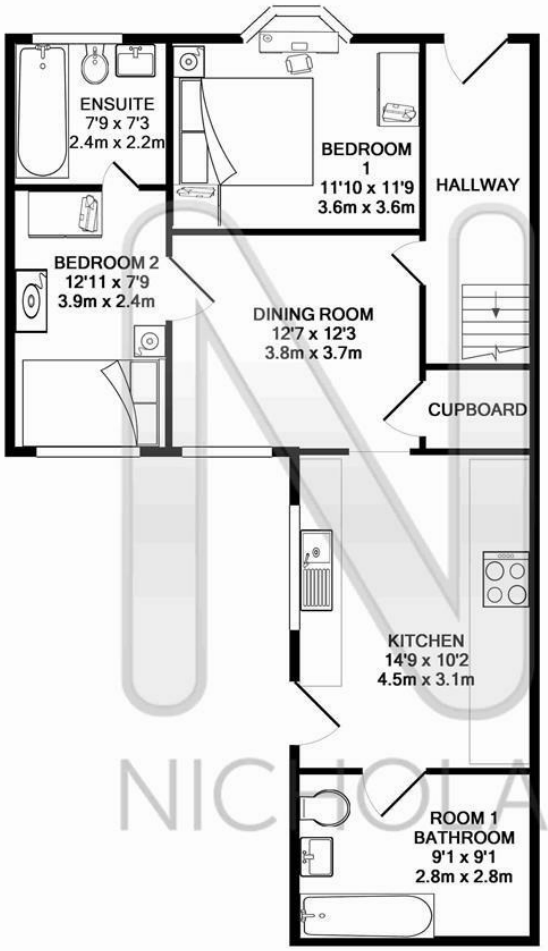
Large shared kitchen with lots of room for individual storage. Fan oven and four ring gas hob, large fridge, washing machine and dryer. Door to the shared garden.

Dining Room
12'5" x 12'1" (3.8 x 3.7)

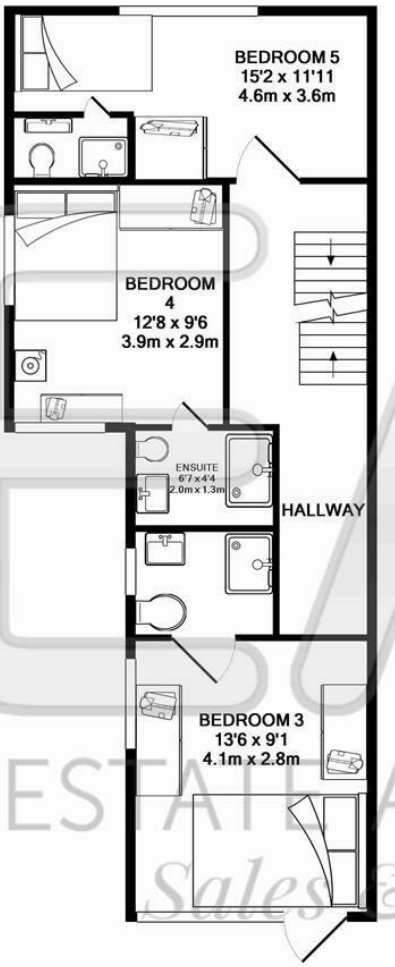
Shared dining room for all the tenants. Dining table, chairs and a shared TV. Under stair storage is also located in this room, this is where the large freezer can be found.

Garden

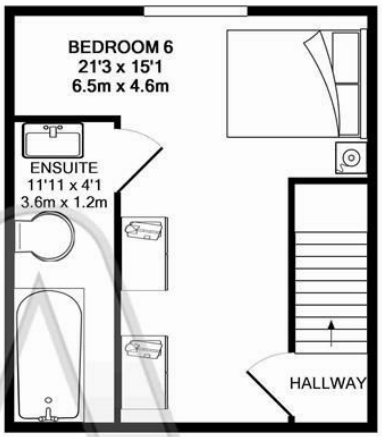
Enclosed rear garden with side access, large shed suitable for storage.



1ST FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.2 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 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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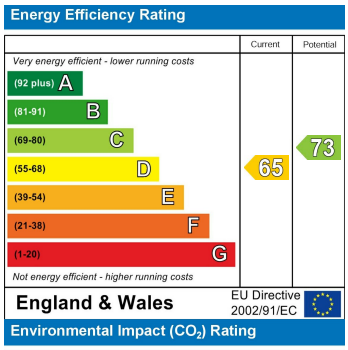

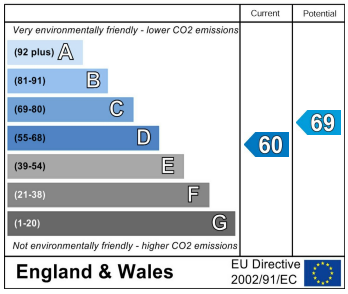

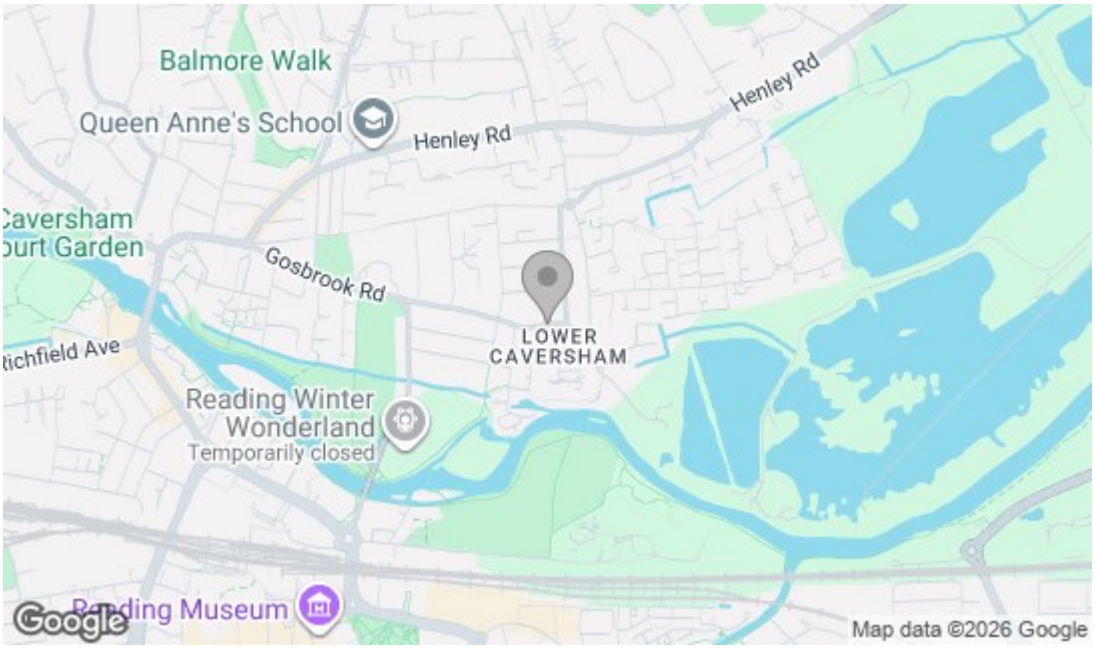

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