



**Little Johns Lane
, Reading, RG30 1LG**

£1,300 PCM

NEA LETTINGS: Located only moments from local shops and amenities is this well presented two bedroom mid terrace house. The property has two reception rooms, a well equipped kitchen and separate utility area, two bedrooms and a bathroom. To the rear there is an easy to maintain garden. EPC rating D.

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.

Little Johns Lane, Reading, RG30 1LG

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Reading
- Two Bedrooms
- Enclosed Rear Garden
- Council Tax Band C
- Available immediately

Living Room



As you enter the property, you are welcomed into a carpeted living room featuring shelving space and a window that overlooks the quiet street.

Dining Room



Carpeted room overlooking the rear of the property, featuring a storage cupboard.

Kitchen



Featuring tiled laminate flooring, a four-burner gas hob, oven, extractor fan, and generous cupboard storage space.

Utility Room



Finished with tiled laminate flooring and a small bar-style table. Space for washing machine and fridge/freezer.

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Bedroom One



Carpeted bedroom with a front-facing window overlooking the quiet street.

Bathroom



Bathroom fitted with a W/C, pedestal sink, bath with shower attachment, frosted window, and storage cupboard.

Bedroom Two



Carpeted bedroom with built-in wardrobe and a rear-facing window overlooking the garden. Door to bathroom.

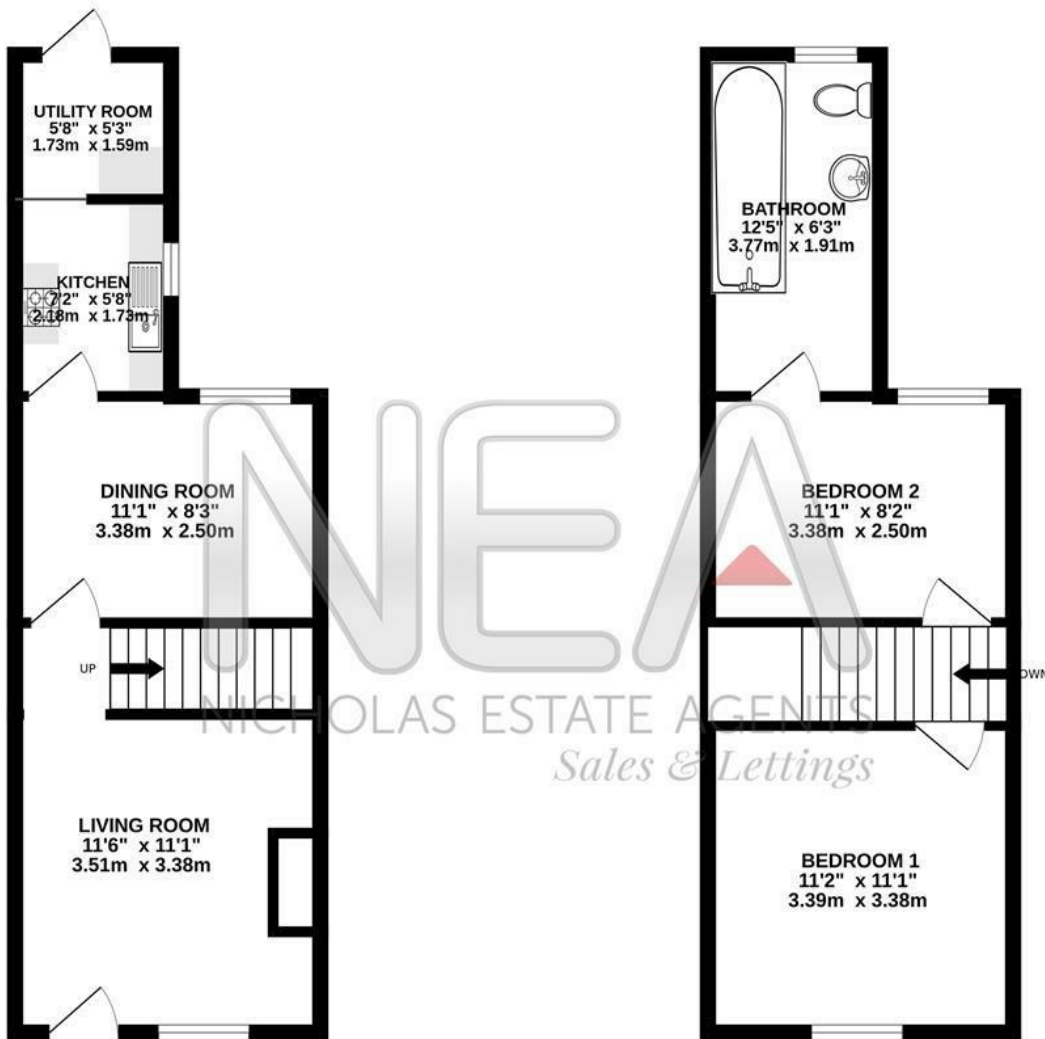
Garden



Patio area leading to a garden with a footpath.

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 sq.m.) approx.

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

