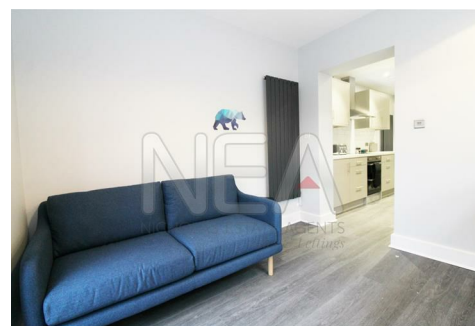




NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Northfield Road  
Reading, READING, Berkshire RG1 8AH**

**£850 PCM**

NEA LETTINGS: This is a stylish, well designed, house share over three floors in central Reading. Within a short walk to Reading mainline train station and the shops and restaurants of Reading town centre. Designed to suit the lifestyles of working professionals, the house is finished to a high standard. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks. High speed Wi-Fi is available throughout the house and TV aerial points in each bedroom. All rooms are ensuite and the house is fully furnished all you will need is your suitcase. Price includes all bills except BBC TV license. Single occupancy only.

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.

## Northfield Road, READING, Berkshire RG1 8AH

- NEA Lettings
- Room in shared house
- Furnished
- Rear garden
- EPC rating D
- Reading
- Ensuite shower room
- Modern kitchen
- Includes bills (except BBC TV license)
- Available 22nd January

### Kitchen



The fully equipped kitchen is both modern and stylish. There is an electric oven and grill, four ring hob, microwave, two tall fridge/freezers and dishwasher, washing machine and tumble drier. Each tenant will have their own cupboard space in the kitchen and dedicated shelves/drawers in the fridge and freezer.

### Living room



The living room has a breakfast bar, seating, sofa and TV with double doors leading to the enclosed rear garden.

### Bedroom Four



Double carpeted bedroom with built in wardrobe on 1st floor, towards middle of property, with window overlooking rear garden. Furniture includes a double double Ottoman bed with high quality mattress, 2 bedside cabinet, a desk with chair.

### Ensuite

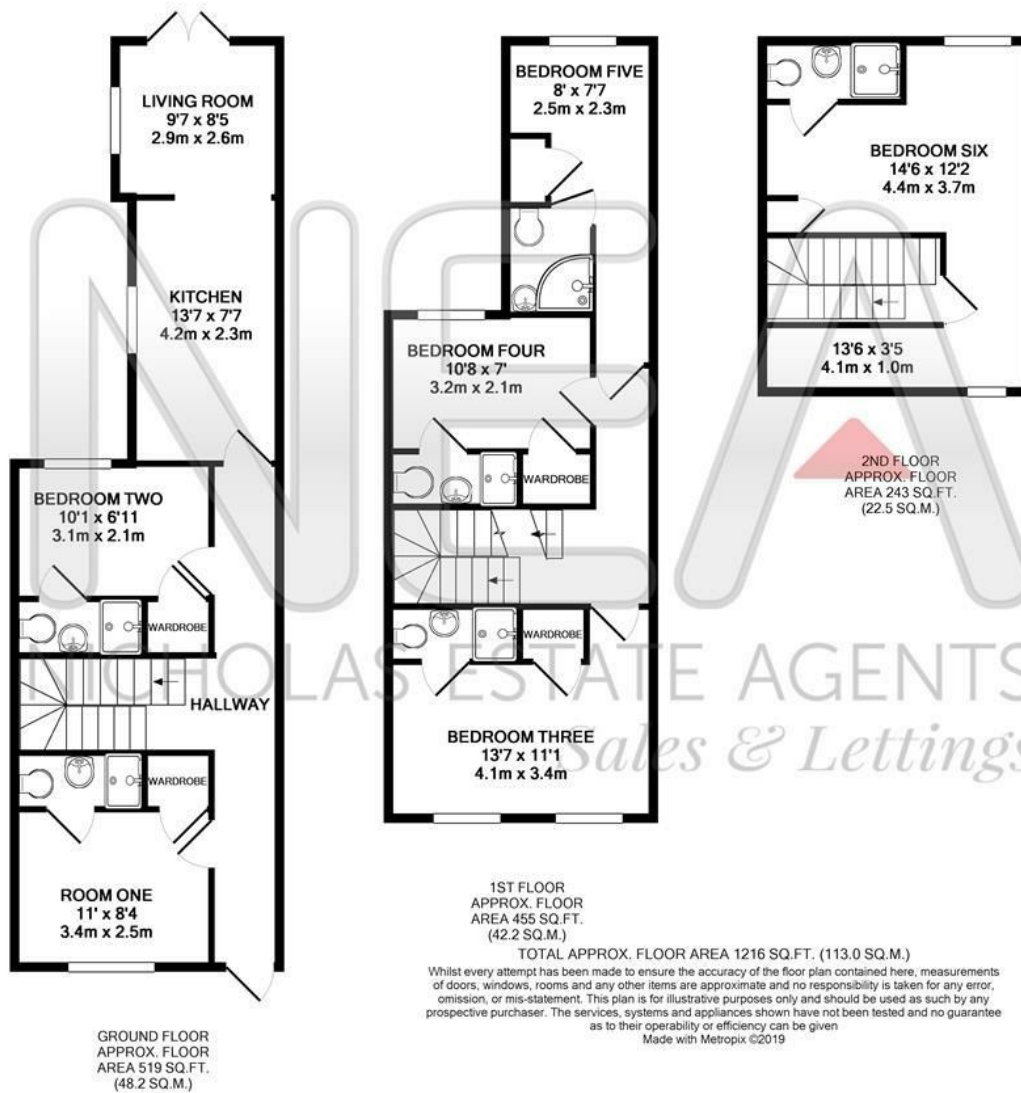


The ensuite has a shower cubicle, WC, sink, heated towel rail.

### Garden

The rear enclosed garden has a patio immediately to the rear of the house and the rest laid to grass.





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		
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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

