



**Star Road  
Caversham, Reading, Berkshire RG4 5BS**

**£750 Per Month**

NEA LETTINGS: \*RENT INCLUSIVE OF BILLS\* Caversham is a safe suburb of Reading, with independent restaurants, shops and bars. It is close to the Oxfordshire countryside, so ideal for keen walkers, cyclists, cricket, rowing and other sporting activities. This is a high quality house share in Caversham, close to the River Thames and within a 15 minute walk to Reading and the mainline station. Parking is available at the property. The house has been designed to suit the lifestyles of working professionals, it is finished to a high standard and is fully furnished; all you will need is your suitcase. All other housemates are working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas are cleaned on a regular basis and Wi-Fi is available throughout the house with Freeview HD. EPC Rating D. Single Occupancy Only. Price includes all bills except BBC TV Licence.

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.

## Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- Room with en suite
- Bills included except TV licence
- Off road parking, 1st come 1st served
- EPC rating D
- Caversham
- Walking distance to Reading mainline station
- Wi-fi available
- Single Professionals only
- Available 3rd June

### Bedroom One & en-suite



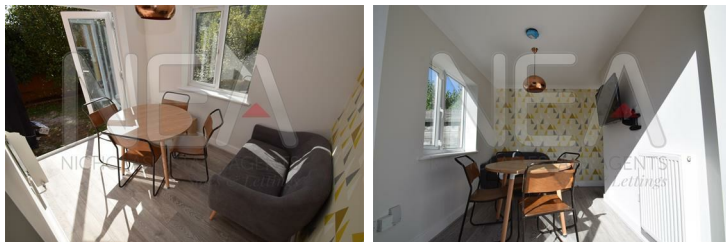
Room One (Ground Floor). Good sized double bedroom with double glazed windows to the front, carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe, desk, and TV. There is an ensuite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

### Kitchen



The fully equipped kitchen is both modern and stylish with an inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, tumble drier, large fridge freezer. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans.

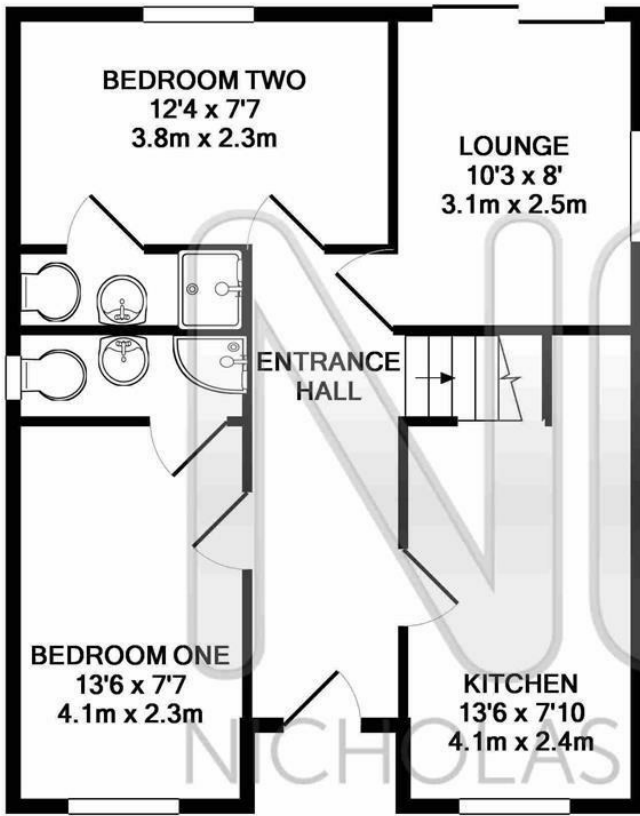
### Living Room



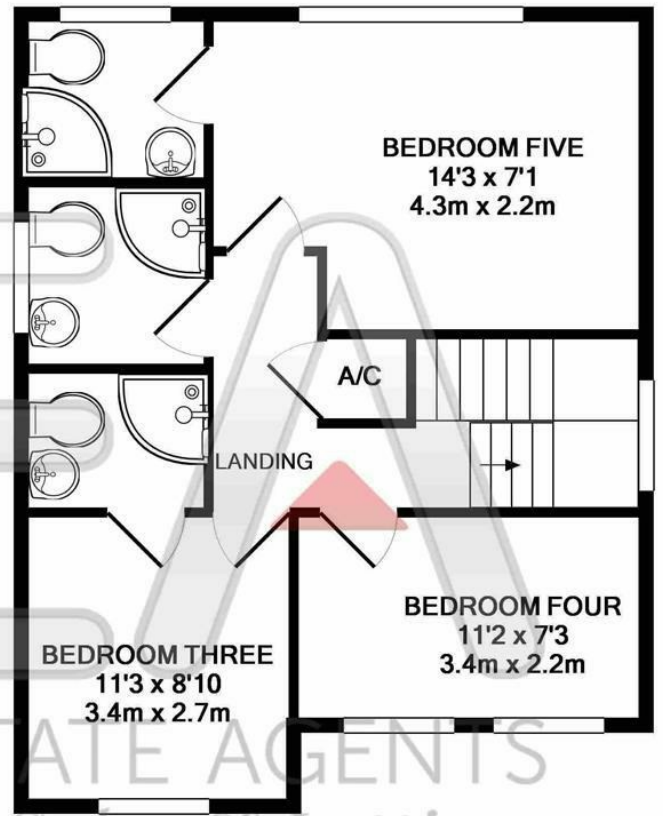
The living room has double doors onto the shared garden, table and chairs and a large sofa and a wall mounted TV. The garden is perfect for summer bar-be-ques, plus there is off road parking to the rear.

### Garden

A good sized garden, ideal for summer entertaining that wraps round the side and is predominately laid to lawn with shrub borders. There is a paved patio area and rear gate access to the private parking area for several cars.



GROUND FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

