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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let



- Two Bedrooms
- Kitchen with White goods
- Garden
- Garage
- Close to Local Amenities
- Driveway
- Council Tax Band – C
- Energy Performance Rating - C71

Lower Earley, Reading

£1,350.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**16 Westminster Way,
Lower Earley,
Reading,
RG6 4BX**

A Two Bedroom Mid Terrace property with Garage situated close to local amenities and M4 motorway. The property comprises of Entrance Hall, Kitchen with Oven and Hob, Fridge/freezer, Washing Machine, Lounge with doors to rear garden, Two bedrooms and family bathroom. Enclosed Garden, Garage and Driveway parking. Regrets: No Pets. EPC Rating C/71

Local Authority - Wokingham District Council

Council Tax Band - C

Energy Performance Rating - C71

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Ask Agent

Broadband: Fibre to the premises

VIEWINGS - Strictly by appointment only with
Simmons & Sons - Basingstoke Lettings

T: 01256 337100

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Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		87
81-91 B		
69-80 C	71	
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

Sales	Lettings & Management	Commercial	Development	Rural
32 Bell Street Henley-on-Thames Oxon RG9 2BH T: 01491 571111	1 High Street Marlow Bucks SL7 1AX T: 01628 484353	12 Wote Street Basingstoke Hants RG21 7NW T: 01256 327711	Peper Harow The Estate Office Godalming GU8 6BQ T: 01483 418151	