

Property ref: 130544

Briants Avenue, Reading, RG4 5AS

£1,600 PCM

HASLAM'S
Lettings



A two bedroom mid terrace home located within Lower Caversham and provides easy access to the River Thames and Reading mainline train station.

Reading Borough Council Tax band C.

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

Available 01/07/2026

- Two double bedrooms
- Newly fitted bathroom with a further shower room down stairs
- Newly fitted kitchen with appliances
- Gas central heating; EPC Rating D
- Permit parking; Unfurnished
- Managed by LANDLORD

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.haslams.net
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 960 1055

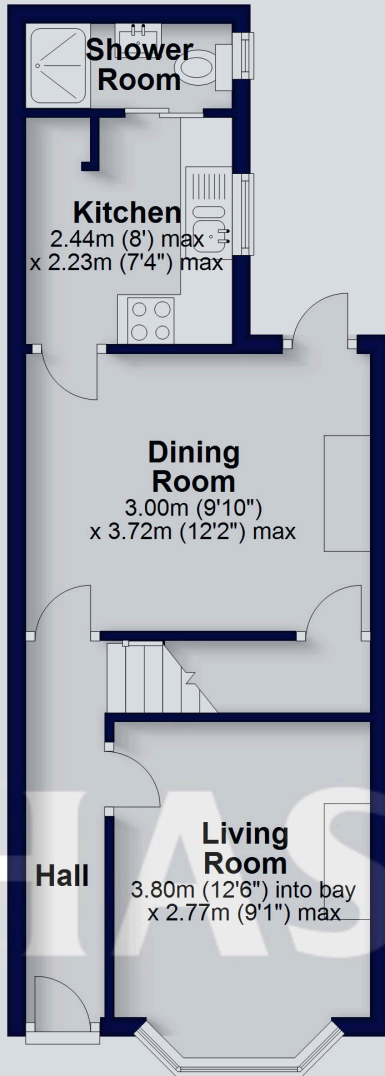
lettings@haslams.net www.haslams.net

Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE



Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Shower Room

Kitchen
2.44m (8') max
x 2.23m (7'4") max

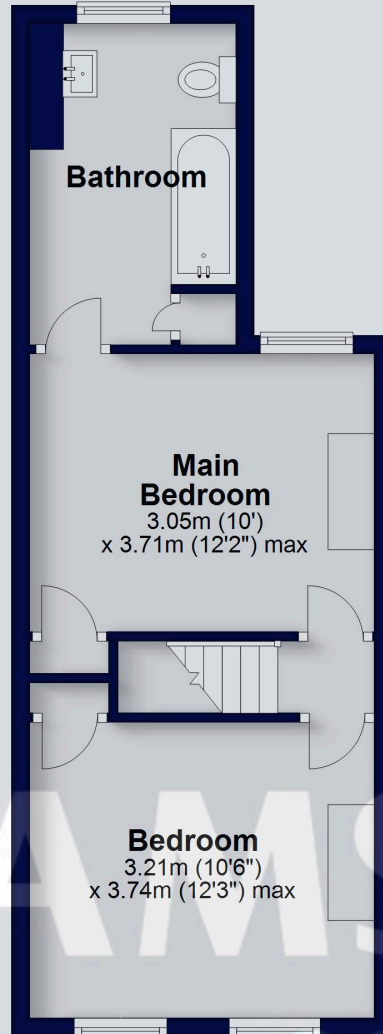
Dining Room
3.00m (9'10")
x 3.72m (12'2") max

Hall

Living Room
3.80m (12'6") into bay
x 2.77m (9'1") max

First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Bathroom

Main Bedroom
3.05m (10')
x 3.71m (12'2") max

Bedroom
3.21m (10'6")
x 3.74m (12'3") max

Total area: approx. 70.0 sq. metres (753.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.
Plan produced using PlanUp.