NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









York Road
Reading, Reading, Berkshire RG1 8DX

£1,500 Per Calendar Month

NEA LETTINGS: Situated on this popular residential road, within easy walking distance of Reading mainline railway station and the town centre, is this attractive two-bedroom, unfurnished mid-terraced home. The ground floor offers two separate reception rooms and a fully fitted kitchen, with access to an enclosed rear garden. Upstairs, there are two good-sized double bedrooms and a family bathroom, which is accessed via the rear bedroom. The property also benefits from permit parking. EPC RATING D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

York Road, Reading, Berkshire RG1 8DX

- NEA Lettings
- Mid-Terrace
- Two double bedrooms
- Permit Parking
- Council Tax C
- Central Reading
- Unfurnished
- Enclosed rear garden
- EPC Rating D
- Available 9th December

Living Room
11'5" x 10'5" (3.5 x 3.2)



The front door opens into the living room with original wood flooring, gas coal effect fire, window overlooking the front, shelving and cupboard housing the meters. Leading to stairs and dining room.

Dining Room
21'3" x 10'2" (6.5 x 3.1)



With the original wood flooring continuing, this room has access to the understairs storage, feature fire place and window overlooking the rear of the property.

Kitchen
15'5" x 6'2" (4.7 x 1.9)



A bright fully fitted kitchen with ample worktop and units. Appliances include dishwasher, fridge/freezer, washing machine, electric oven, gas hob and extractor hood. Rear door leading to enclosed garden.

Bedroom one
11'5" x 101'8" (3.5 x 31)



A large carpeted double bedroom overlooking the front of the property with fitted and built-in wardrobe space.

Bedroom two
11'5" x 10'2" (3.5 x 3.1)



A further carpeted double bedroom with window overlooking the rear of the property, leading to bathroom.

Bathroom

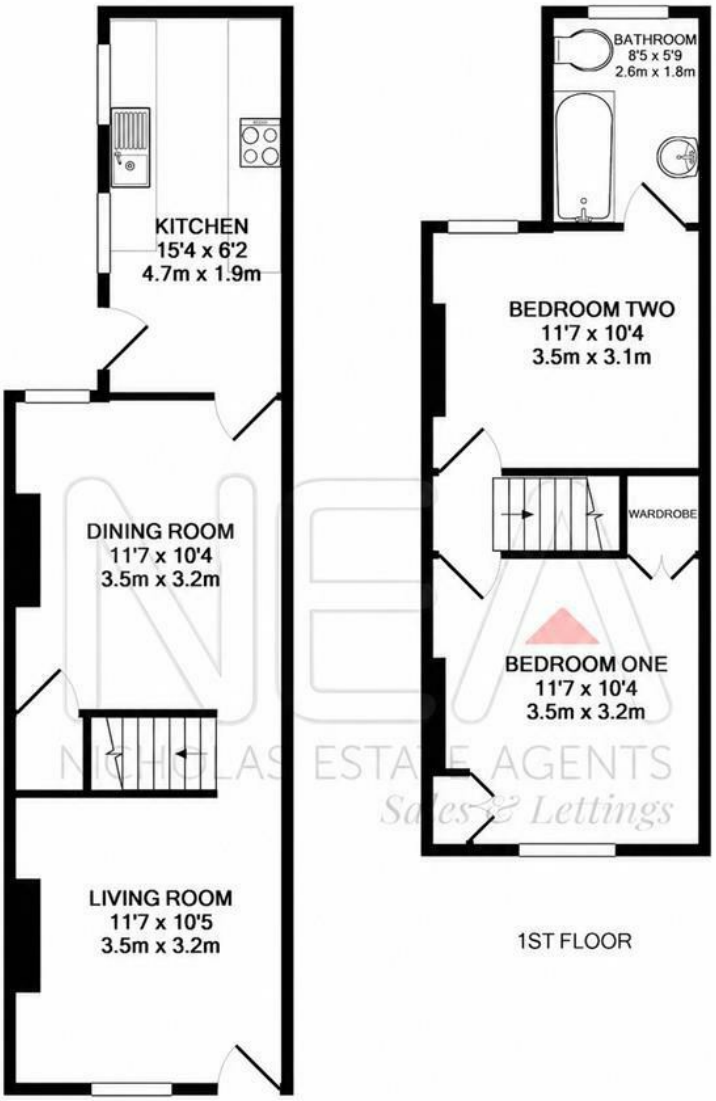


Stepping down into the good size family bathroom with window to rear, tiled floor and three piece white suite comprising of P-shaped bath with shower over, W.C. and pedestal wash hand basin.

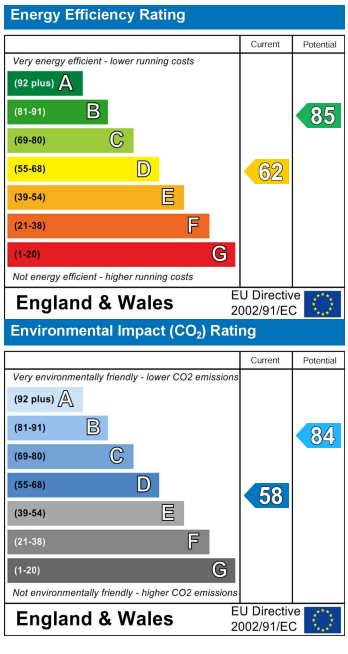
Garden

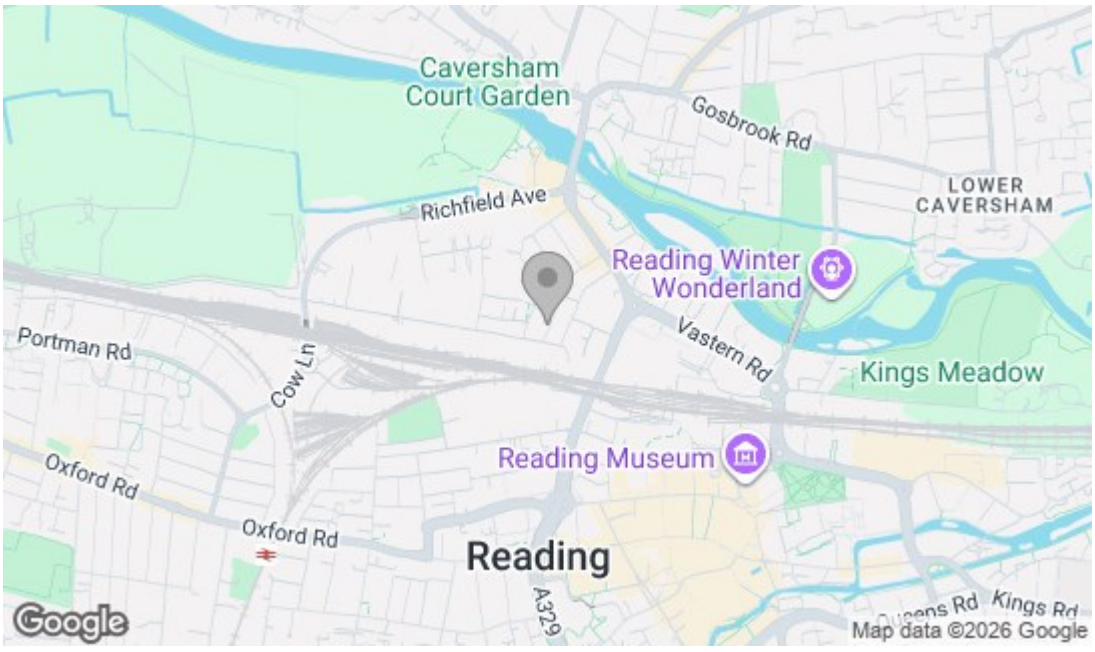


Enclosed garden with decking leading to lawn area and patio. The garden benefits from a shed.



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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