Star Road
Caversham, Reading, Berkshire RG4 5BS

£800 PCM

NEA LETTINGS: *RENT INCLUSIVE OF BILLS* We are pleased to offer this modern, high-quality house share located in Caversham, within walking distance of Reading mainline station. The property has been thoughtfully designed to suit the lifestyle of working professionals and is finished to a high standard throughout. The house is fully furnished and equipped - simply bring your suitcase. Each room is well-presented and includes a bed, bedside cabinet, wardrobe, chest of drawers, and a desk. The property is shared with like-minded working professionals who value a well-maintained, sociable, and friendly living environment. Single occupancy only. Wi-Fi is available throughout the property, along with Freeview HD. Rent is inclusive of all bills, excluding the TV licence. 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.

Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- En-Suite Room in shared house
- Shared living room and kitchen
- Single Professionals only
- Available 16th December
- Caversham
- RENT INCLUSIVE OF BILLS
- Walking distance to Reading mainline station
- EPC rating D

Bedroom Five & en-suite

Room Five (Top Floor)
A large double bedroom with double glazed windows, carpeted, radiator. the furniture in the room includes a double bed, a large wardrobe, desk. There is an en suite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

Communal Kitchen

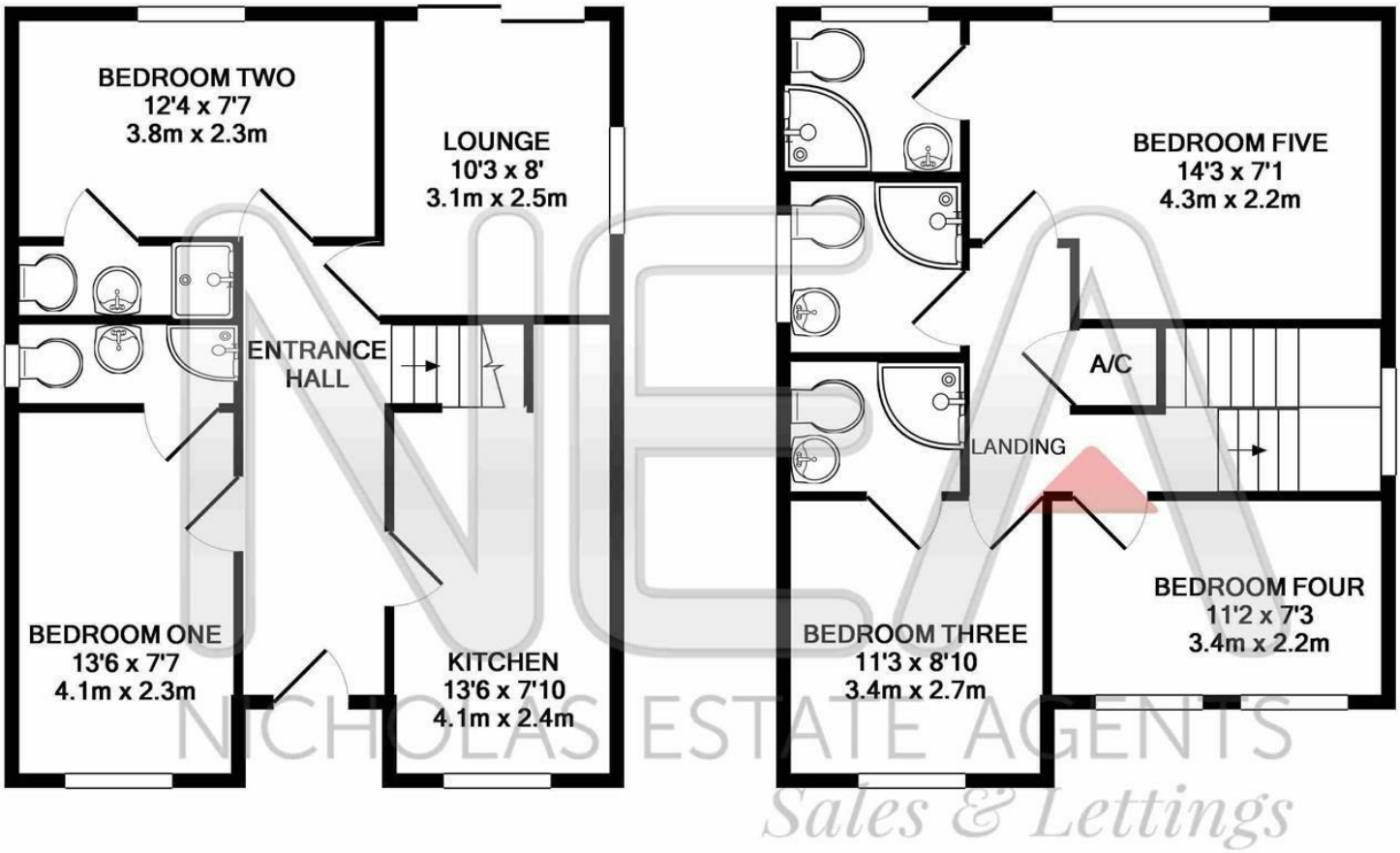
The fully equipped kitchen is both modern and stylish with an inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, tumble drier, large fridge freezer. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans.

Communal 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.

Communal 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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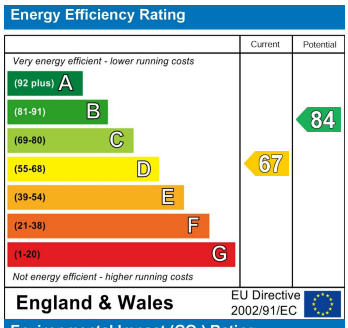

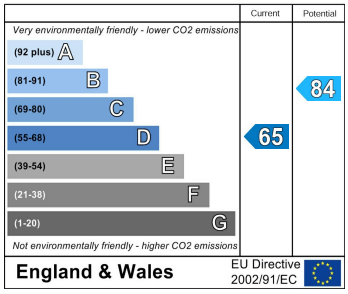

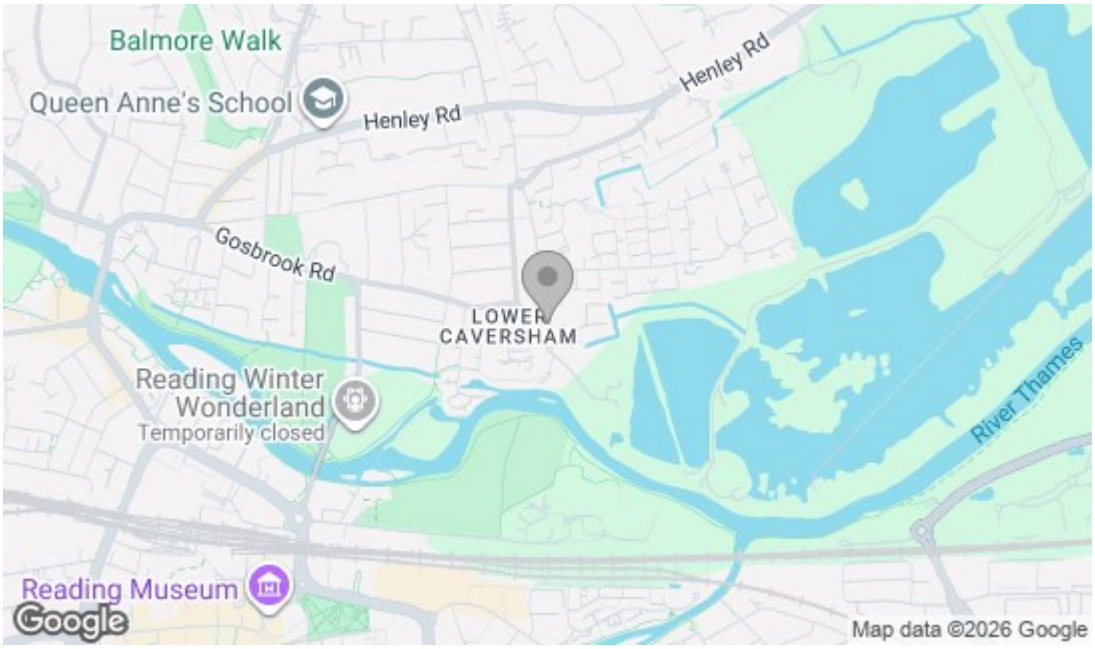

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