



Oxford Road, Available, £2,000 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

Situated in a highly convenient location within sight of Waitrose, this substantial and versatile four bedroom extended end-townhouse offers generous accommodation, excellent transport links and a large private rear garden. Tilehurst Train Station is less than a 10 minute level walk away, while a wide range of schools, shops, cafés, gyms, pubs and restaurants are all close by. Reading Town Centre and Tilehurst Village are both within approximately three miles.

The property benefits from shared off-road parking directly outside and is approached via an enclosed front garden with side access leading to the rear. Internally, the accommodation is spacious and flexible throughout. The entrance hall provides access to a downstairs cloakroom and stairs to the first floor. An inner hallway leads to a downstairs shower room, a bright bay-fronted living room, separate dining room with garden access, fitted kitchen with external door to the garden, and a versatile fourth bedroom featuring direct garden access and its own en-suite shower room. Upstairs, there are three well proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom. Externally, the property boasts a large enclosed rear garden, predominantly laid to lawn with a spacious patio area ideal for entertaining and outdoor dining.

Property details:

Energy Performance Rating: D - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council.

Council Tax: - Band D.

Tenancy: An Assured Periodic tenancy.

Possession: Available 31st July (subject to the usual formalities).

Rent: £2000 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2307.69. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

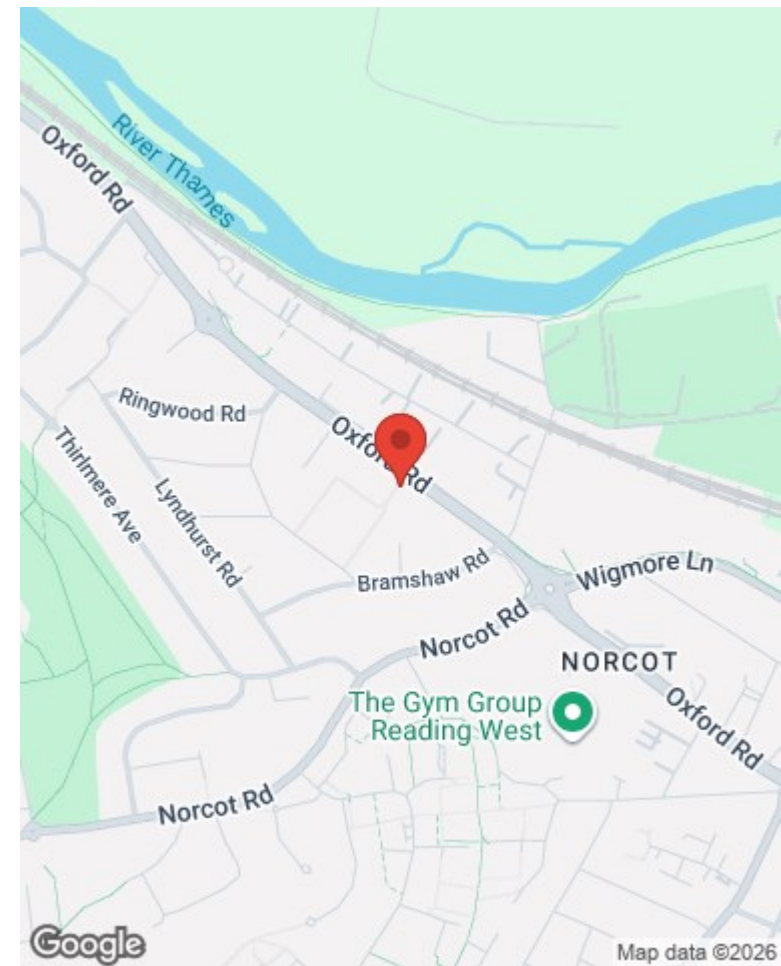
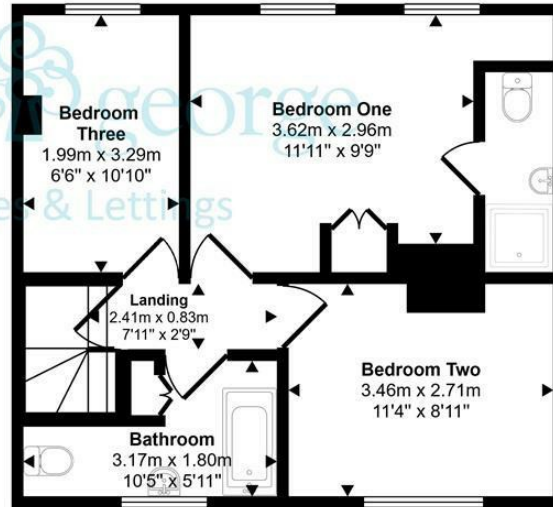
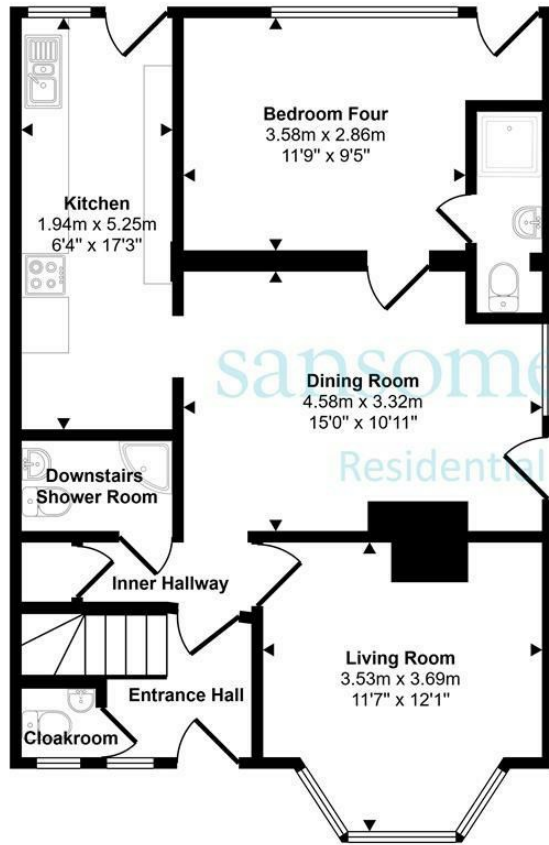
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area
107 sq m / 1148 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Misrepresentation and Misdescriptions Acts

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