



Salisbury Road , Reading, RG30 1BW

£1,400 Per Month

NEA LETTINGS are proud to present a beautifully restored two-bedroom Victorian terrace, full of character, with a large south-west-facing garden and a rare separate utility room. Restored by the owner as their own home, the ground floor was reworked to create a larger kitchen and a rare separate utility you won't find in the standard local terrace. Character throughout, from the double-glazed sash windows and café-style shutters to the finish in every room, and tucked at the quiet, traffic-free end of the road. Two large double bedrooms, a contemporary bathroom and generous storage throughout (including the loft). Local shops, transport links and Reading West station all close by. EPC RATING E.

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.

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- NEA Lettings
- Reading
- Mid terrace period house on a quiet residential street, traffic-free end
- Two double bedrooms
- Unfurnished
- Large South West facing garden
- Permit parking
- EPC Rating E
- Council Tax C
- Available from 7th September

Living Room



A well-proportioned front room lit by a double-glazed sash bay window with café-style shutters, and soft carpet for a cosy feel.

Kitchen



A modern, light kitchen with ample storage and worktop space, room for a dining table, and an electric hob and oven (refurbished in 2021).

Utility Room



A genuine bonus at this size: a separate utility with fitted sink, large fridge-freezer, and plumbing for a washing machine. Keeping laundry out of the kitchen and living space.

Bathroom



A modern family bathroom (refurbished five years ago) with bath and overhead shower, WC and basin, finished in ceramic tiling with a frosted window for light and privacy.

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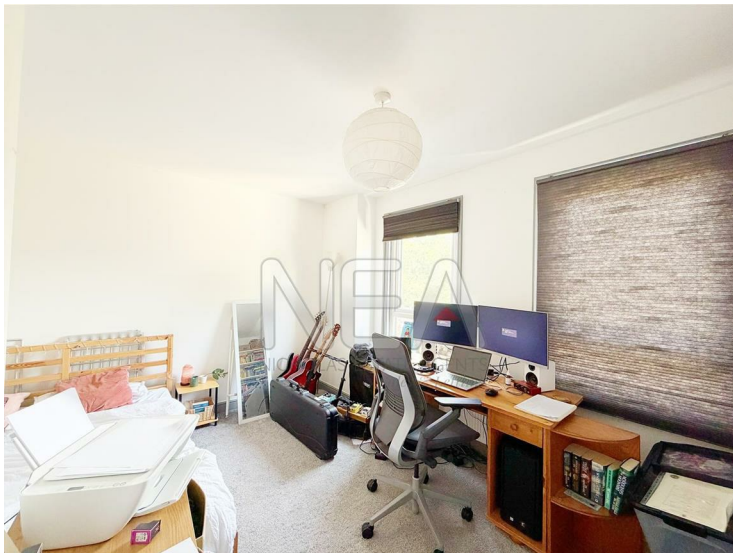
Bedroom One



A private, south-west-facing garden that catches the evening sun. There's patio space for summer BBQs, with plenty of room to relax or make it your own.

Principal Bedroom A light, airy double (approx. 4m) with built-in wardrobe and room for further storage.

Bedroom Two



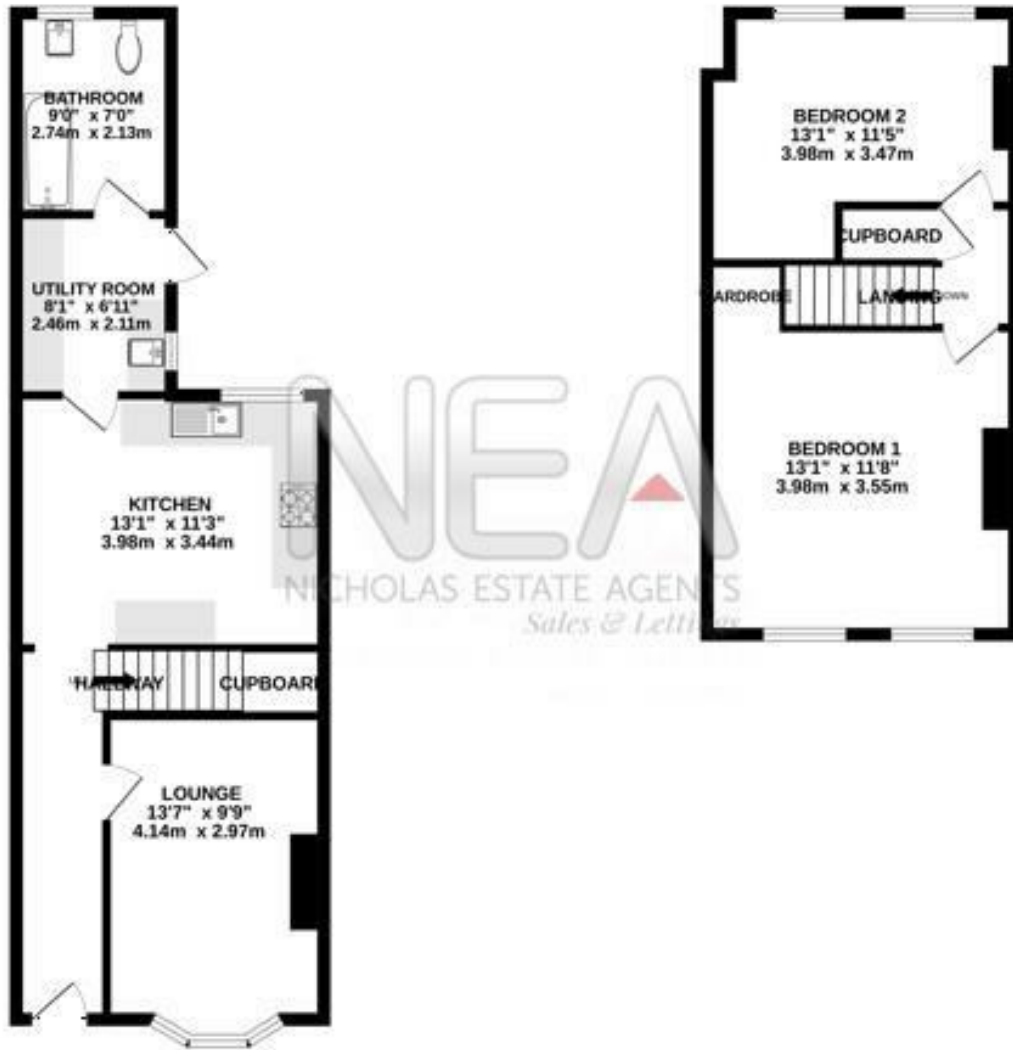
A flexible second double overlooking the garden, easily used as a home office or study.

Garden



GROUND FLOOR
500 sq ft (46.4 sq.m) approx.

1ST FLOOR
370 sq ft (34.4 sq.m) approx.



TOTAL FLOOR AREA: 870 sq ft (80.8 sq.m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operating or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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