Property ref: 140607

Merrifield Close, Reading, RG6 4BN

£1,750 PCM



Recently refurbished detached three bedroom property in popular Lower Earley. Decorated throughout with new carpets. Entrance hall into spacious living room links through archway into good size dining/family room with garden access, kitchen with modern appliances. Benefits from utility room and storage room with garden access. First floor has two double and one single bedroom all with storage, family bathroom with shower above bath. Enclosed private garden with additional patio. Fantastic location to major transport links including A329 & M4. Close proximity to Showcase Cinema, local shops and leisure. Perfect for good local schools both secondary and primary. Driveway parking. Established local transport and connections to local parks including Dinton Pastures. EPC Rating D. Wokingham Council Tax Band D.

- Three Bedroom Detached Property In Popular Lower Earley
- Recently Redecorated Throughout and New Carpets
- Spacious Living Room Leading to Dining Room
- Utility Room with Garden Access
- Great location for Schools, Leisure & Amenities
- Part/Fully Furnished Option /Driveway Parking

Available Now

*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.michael-hardy.co.uk
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 9776 776

lettings@michael-hardy.co.uk www. michael-hardy.co.uk

Michael Hardy Lettings, 9 Broad Street,Wokingham, , RG40 1AU

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.





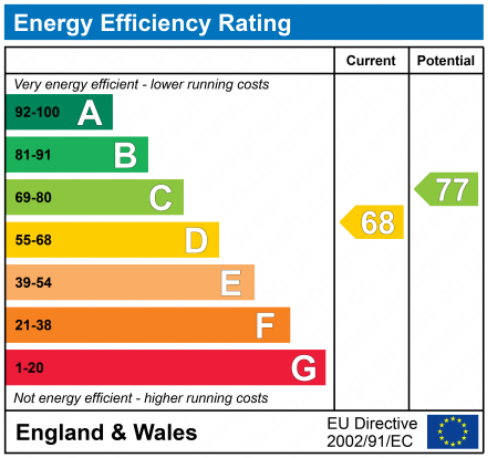






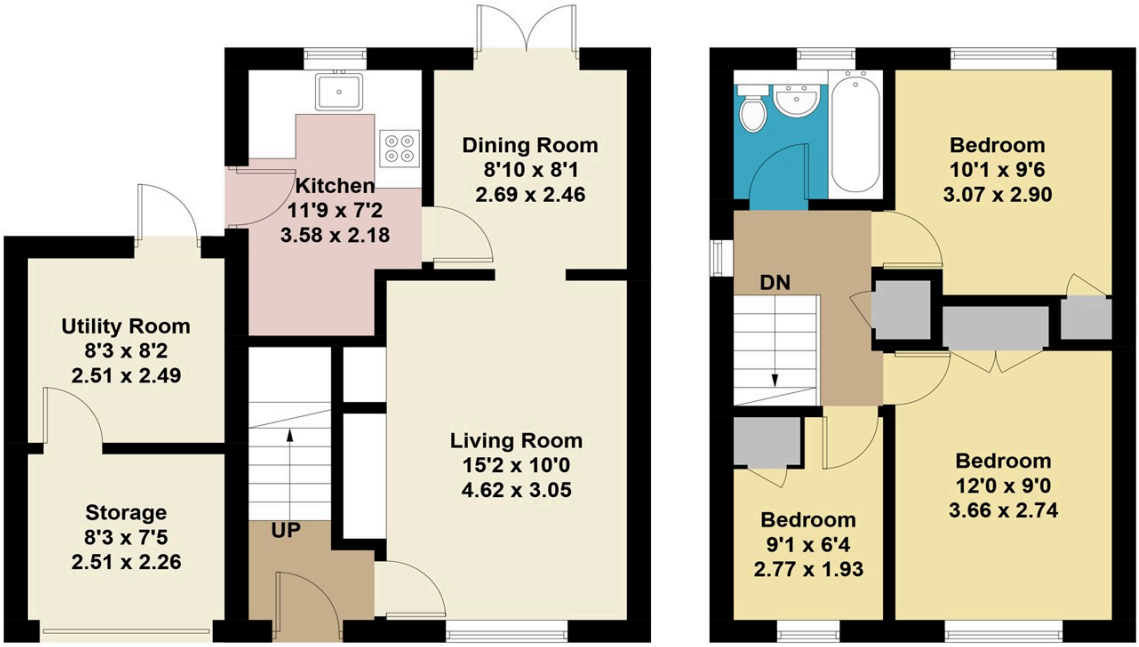





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Not energy efficient - higher running costs
68
77
England & Wales
EU Directive 2002/91/EC

Merrifield Close, Lower Earley

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft
Utility Room / Storage = 12.4 sq m / 133 sq ft
Total = 84.4 sq m / 908 sq ft



GROUND FLOOR **FIRST FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1344711)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy