



**Pangbourne Street, Available, £1,500 Per Calendar Month, Unfurnished**

**sansome  george**  
Residential Sales & Lettings

A newly redecorated and well proportioned three double bedroom mid terrace home, located less than two miles west of Reading town centre. Ideally positioned within walking distance of Reading West station, regular bus routes, and a wide range of local amenities including shops, gyms, cafes, and green spaces.

The property is approached via an enclosed paved front garden and opens into a welcoming hallway with stairs to the first floor. The ground floor features a bright, bay fronted open-plan living area leading into the kitchen area, which provides French doors onto a low maintenance courtyard garden. A convenient downstairs W.C. is accessed from the living space. Upstairs, the first floor offers two double bedrooms and a modern three-piece family bathroom with shower over bath, with stairs leading to a spacious third double bedroom on the second floor. Externally, the property benefits from a private rear courtyard garden and on-street parking to the front.

Property details:

Energy Performance Rating: TBC - 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 15th May (subject to the usual formalities).

Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1730.76. 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.

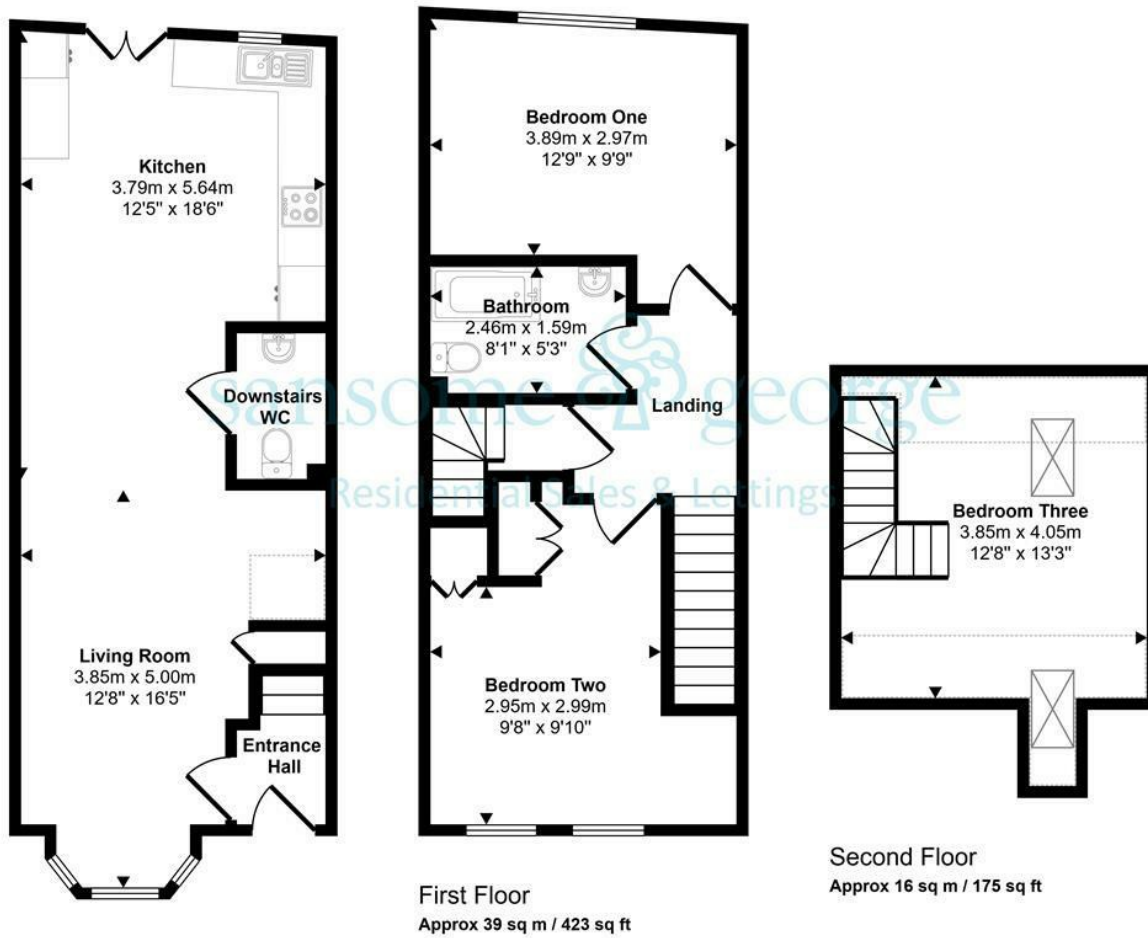
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.

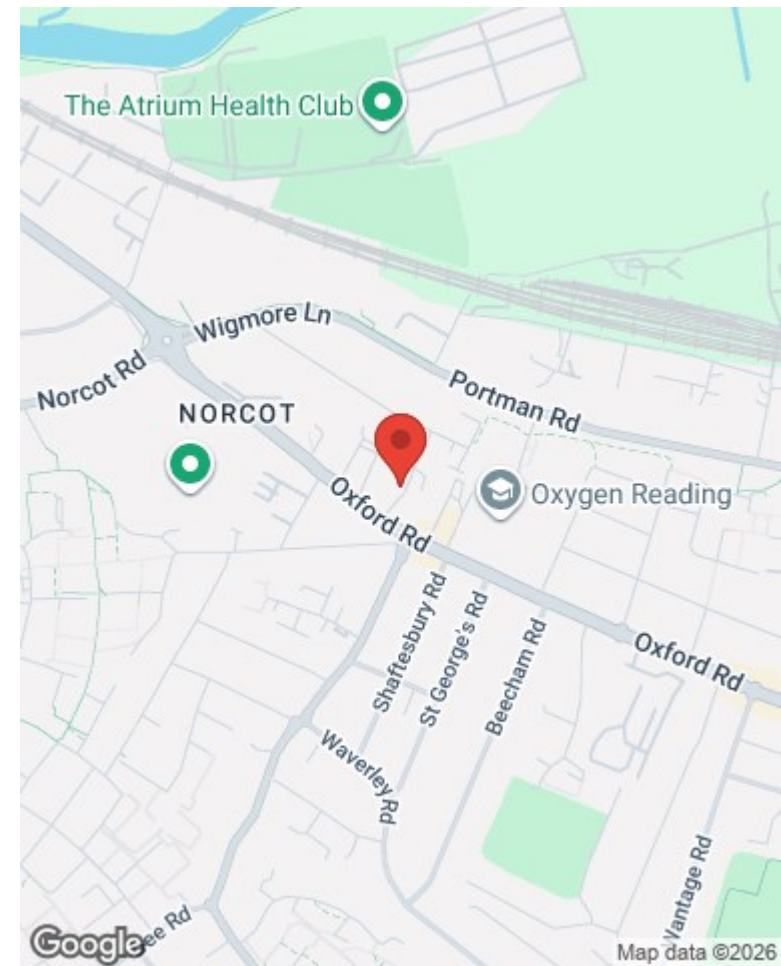


Approx Gross Internal Area  
94 sq m / 1016 sq ft



Denotes head height below 1.5m

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.

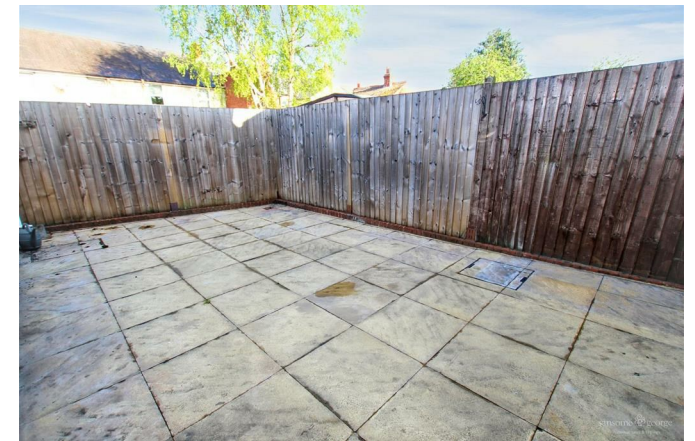


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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