



**Mansfield Road
, Reading, Berkshire RG1 6AJ
£895 Per Calendar Month**

NEA LETTINGS: Mansfield Road is a beautiful Victorian house full of period charm, high ceilings, original fireplaces and features that have been preserved, even though the house has undergone full renovation bringing it up to the latest specification. Located in a quiet cul-de-sac in the centre of Reading Mansfield Road offers the benefits of city living without any of the downsides. Offering 6 opulent ensuite rooms decorated to reflect the heritage of the building and appointed with fittings such as chandeliers, mirrors and roman blinds. The garden is an ideal retreat after a hard day's work landscaped with an abundance of plants, shrubs and trees and ideal for socialising with housemates.

Everything is taken care of utility bills, council tax, broadband, cleaning, maintenance and the gardening. The home has been individually designed with ensuite to all rooms and fully renovated to ensure safety and security. The double room is furnished with double ottoman bed for added storage space, a high quality sprung mattress, desk and chair, wardrobe, bedside table, chest of drawers and roman blinds. All bedrooms have wi-fi and ethernet connections and a 32inch Smart TV. Bathrooms are equipped with a vanity unit for storage, mirror and bin.

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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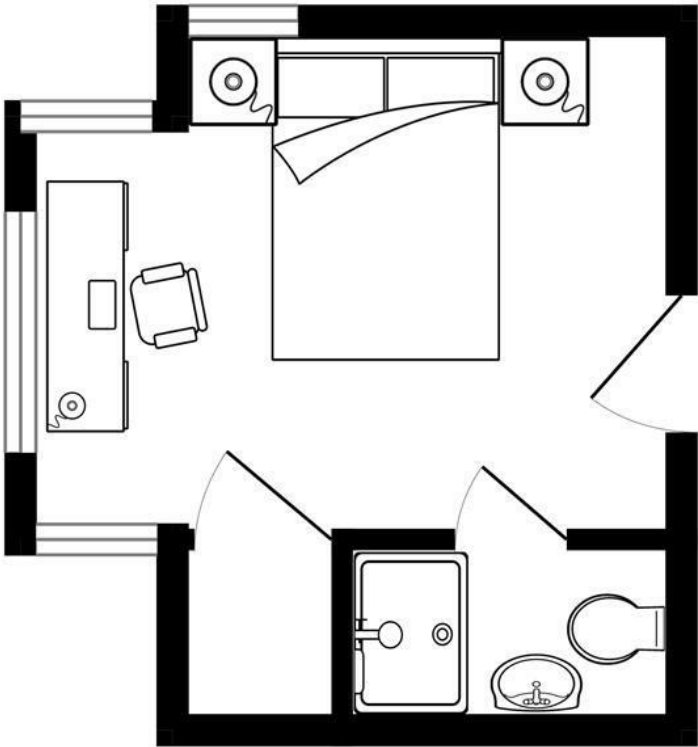
- NEA Lettings
- Room in shared house
- Furnished
- Communal kitchen/diner
- EPC Rating E
- Reading
- Double room with ensuite
- Ground floor
- Communal garden
- Available 20th December

Room Two & Ensuite shower room



Positioned on the ground floor at the centre of the property, this Victorian inspired bedroom benefits from generous natural light and maintains a bright and comfortable environment year around. Perfect for those who value a peaceful setting with a city connection.

GROUND FLOOR
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 111 sq.ft. (10.3 sq.m.) approx.

Whilst 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

