



## Norfolk Road , Reading, Berkshire RG30 2EE

**£800 PCM**

NEA LETTINGS: A beautifully presented double en-suite room with all bills included, located in a modern new-build property on Norfolk Road, offering excellent access to Reading West train station and Reading town centre. Finished to a high standard throughout, this spacious room comes fully furnished and benefits from a private en-suite shower room, providing both comfort and privacy. The property has been recently refurbished and offers a modern communal kitchen, a well-maintained garden, and an additional W/C for guests. The house is ideal for professional tenants looking for a clean, comfortable and well-managed home. The location is perfect for commuters, with Reading West station just a short walk away and easy access into the town centre. Rent includes ALL bills, making budgeting simple and hassle-free.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

## Norfolk Road, Reading, Berkshire RG30 2EE

- NEA Lettings
- Room in shared house
- Furnished
- Shared rear garden
- EPC Rating B
- Reading
- Double bedroom with ensuite
- Shared modern kitchen
- All bills included
- Available 16th March

### Entrance Hall/Communal WC

Entrance Hall has cupboard housing washing machine and tumble drier. Communal WC on ground floor.

### Room Four

Double ensuite bedroom on first floor, with window to rear of property.

### Room Four Ensuite



The tiled modern en-suite, has a large shower, sink set in storage, WC and heated towel rail.

### Communal Kitchen



Modern communal kitchen with double glass doors to rear garden. There is plenty of cupboard and work top space. Appliances include fridge freezer, electric hob and oven.

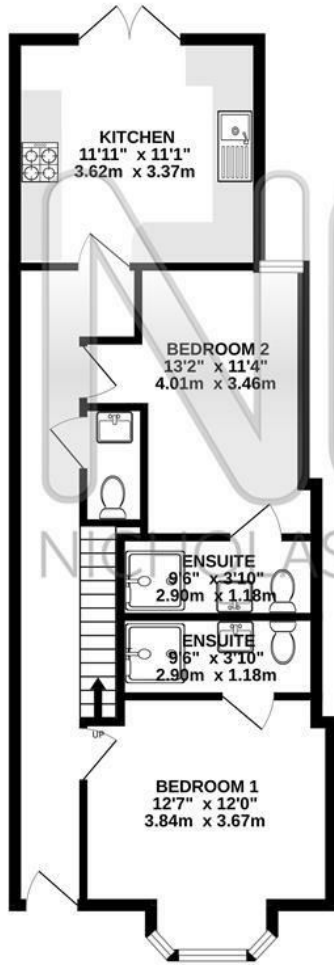
### Garden



Good size enclosed communal garden laid to patio at rear of property.

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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