



**Belmont Road
Reading, RG30 2UX**

£1,600 Per Calendar Month

NEA LETTINGS: Repainted throughout and Located in a popular west Reading location, the property offers easy access to local amenities, schools, and transport links is this well presented bay fronted period home. The property boasts 3 bedrooms and 2 bathrooms. On the ground floor there is bay fronted living room, dining room, modern kitchen and a modern bathroom. To the rear there is an easy to maintain garden that is ideal for summer entertaining. EPC Rating D.

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.

Belmont Road, RG30 2UX

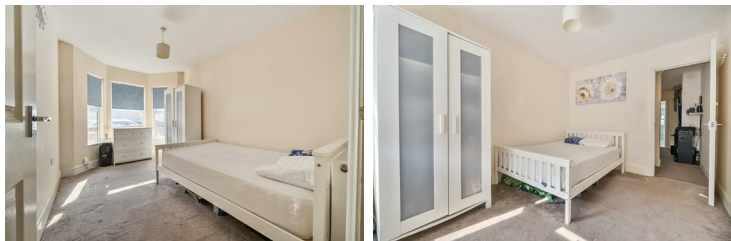
- NEA Lettings
- Mid terrace house
- Unfurnished
- On street parking
- EPC rating D
- Reading
- Two / three bedrooms
- Enclosed rear garden
- Council tax band C
- Available 1st October

Hallway

Laminate wood flooring, stairs to the first floor and doors to:

Living room

12'11 x 8'9 (3.94m x 2.67m)



A light and airy room with a double glazed bay window to the front and carpeted. Please note this room is currently being used a bedroom whilst the property is being renovated.

Dining room

12'2 x 10'10 (3.71m x 3.30m)



A good sized room, carpeted, under stairs storage cupboard and door to the kitchen.

Kitchen

7'9 x 7'3 (2.36m x 2.21m)



A modern kitchen with ample wall and base units with roll top work surfaces. Inset sink and drainer, four ring gas hob, oven, extractor. Recess for washing machine and fridge freezer, tiled floor, window to the side, wall mounted boiler, door to the bathroom and door to the garden.

Ground floor Bathroom

7'7 x 5'7 (2.31m x 1.70m)



A modern bathroom comprising of a paneled bath, WC, wash hand basin, heated towel rail, window to the rear. Tiled walls and floor.

Landing

Carpeted, doors to:

Bedroom one

12'2 x 10'11 (3.71m x 3.33m)



A good sized room with two windows to the front, carpeted, ample space for wardrobes and a door to bedroom two.

Bedroom two

12'2 x 10'10 (3.71m x 3.30m)



A good sized room with a double glazed window to the rear, cast iron feature fire place and door to bedroom three.

Bedroom three / dressing room

8'11 x 7'9 (2.72m x 2.36m)



A good sized room ideally used as a dressing room, carpeted, window to the side and door to the bathroom

Bathroom

7'7 x 3'11 (2.31m x 1.19m)



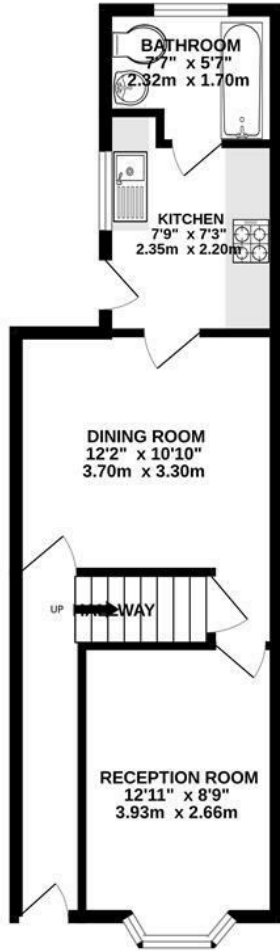
A modern bathroom comprising of a paneled bath, WC, wash hand basin, towel rail and a frosted window to the rear. Tiled floors and walls.

Garden



An easy to maintain garden that is paved with shrub borders. The garden is partially covered to allow outdoor entertaining all year round.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
		57
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		
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Not environmentally friendly - higher CO ₂ emissions		
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