



## Donnington Gardens , Reading, Berkshire RG1 5LZ

**£1,400 PCM**

NEA LETTINGS: A well presented two double bedroom, mid terraced house which has double glazed windows throughout. It is located within short walking distance of Reading town centre, Royal Berkshire Hospital and Reading University. The unfurnished accommodation comprises of an entrance hall, living room/dining room, fully fitted kitchen with fridge/freezer, oven, hob & extractor, washing machine. Upstairs are two double bedrooms, bathroom with shower, gas CH. To the rear is an enclosed garden. EPC RATING E.

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.

# Donnington Gardens, Reading, Berkshire RG1 5LZ

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating E
- Reading
- Two Bedrooms
- Enclosed rear garden
- Council tax band C
- Available 4th March

## Entrance Hall

Carpeted entrance hall with doors leading to living/dining room and kitchen.

## Living/Dining Room



A spacious carpeted living/dining room with windows to the front and back of property.

## Kitchen



Good sized modern kitchen with window overlooking garden. Appliances include fridge/freezer, electric hob and oven and fridge/freezer.

## Bedroom One



Large carpeted double bedroom at the front of the property with plenty of built in storage, and a window overlooking the quiet street.

## Bedroom Two



Carpeted double bedroom with window overlooking rear garden.

## Bathroom



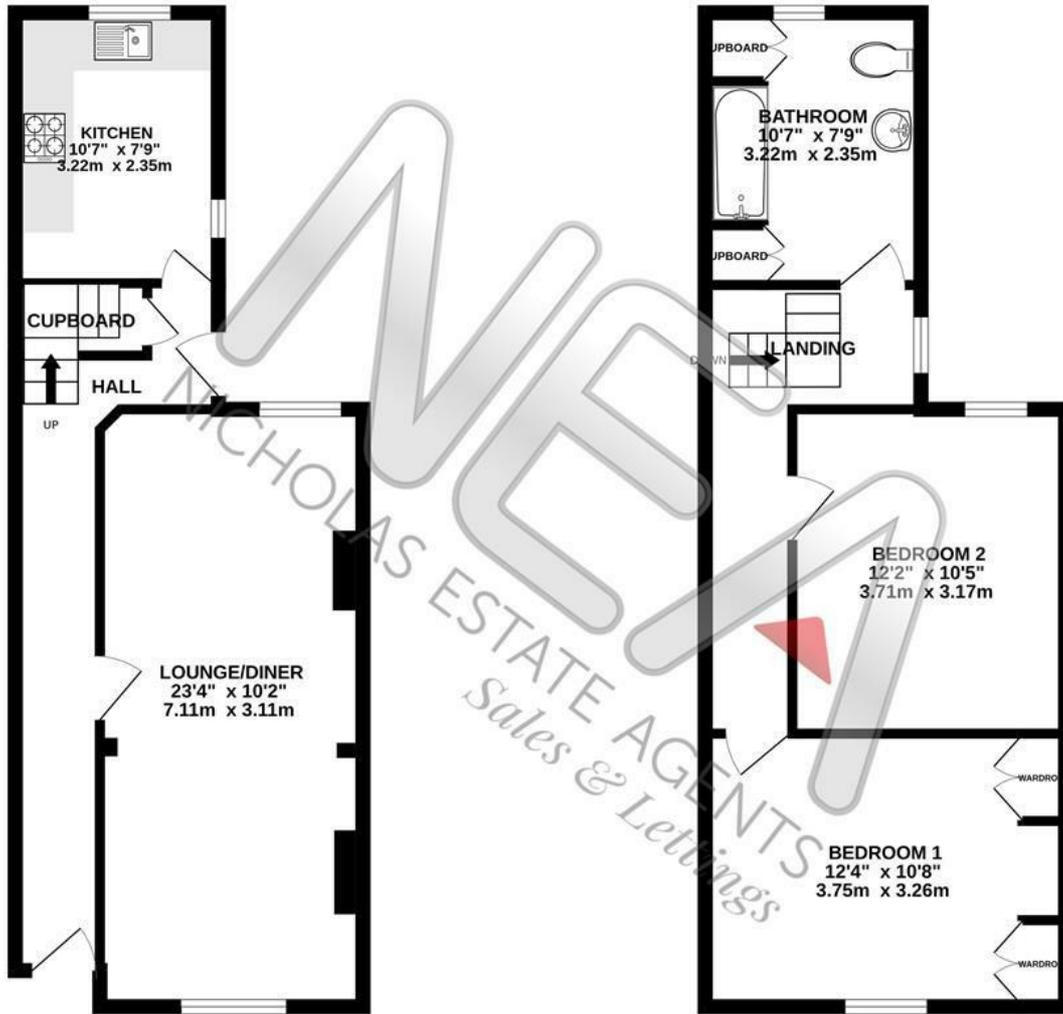
Spacious bathroom comprising of bath with shower overhead, WC, sink, and plenty of storage. Frosted window to rear of property.

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## Garden



Rear enclosed garden



TOTAL FLOOR AREA : 786sq.ft. (73.0 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>45</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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