

**Wilson Road  
West Reading, Reading, Berkshire RG30 2RW**

**£800 PCM**

NEA LETTINGS: This is a high quality house share in West Reading, within walking distance to Reading West Train station. The property has been designed to be energy conscious and is one of the 0.2% properties in the UK with an EPC rating of A, this helps the environment by having a low CO2 footprint. There is High Speed WiFi available throughout the house (382Mbps broadband speed) with WiFi range extender and the kitchen/diner has a large SMART TV which includes 250+ TV channels and the BBC TV license (license only for use in Kitchen/diner). All the bedrooms are beautifully designed, very comfortable and are fully furnished with double bed, wardrobe, desk and Smart TV. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas will be cleaned every week. Single occupancy only. \*\*RENT INCLUSIVE OF BILLS\*\*. EPC Rating A.

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.

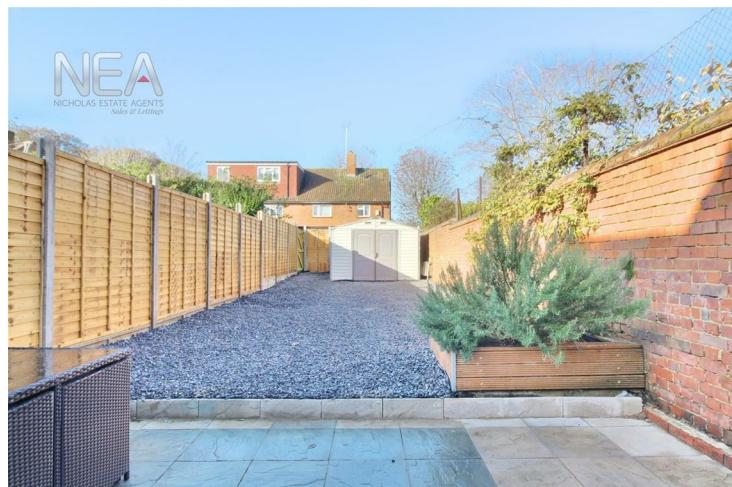
- NEA Lettings
- Room in shared house
- Furnished
- Shared rear garden with large storage shed
- Bills included
- Reading
- Double bedroom with ensuite
- Shared kitchen with sitting area
- Wifi throughout house
- Available 11th March

### Kitchen



A modern, fully equipped kitchen with laminate flooring and door to the rear garden. Appliances include two large integrated fridge/freezers, built in microwave, electric hob and oven. There is also a separate washing machine and tumble dryer.

### Garden



Large shared garden at the rear of the property, laid to patio and slate clipping with a storage shed at the back.

### Bedroom One



On the first floor is this carpeted en-suite room with a large window overlooking the front. Furniture includes double bed, desk and wardrobe.

### En-suite



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



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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 fixtures 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	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

