



**Oxford Road
, Reading, Berkshire RG30 1AB**

£825 PCM

NEA LETTINGS: Retreat from the hustle and bustle of city life into an oasis of calm at Oxford Road. All six double en-suite rooms have been designed to provide a relaxing and cosy environment. Oxford Road is a deceptively large Victorian home with an open-plan kitchen-diner, lounge area and rear garden with patio, perfect for socialising with housemates. Reading West train station is just a 2-minute walk away and there are multiple shops and restaurants nearby. Reading Main Station is only a 15-minute walk, ideal for those working in Reading town centre or commuting to London or further afield. Reading town centre offers all major retail brands with two large shopping centres. You can dine around the world with a wide range of restaurants, cafés and bars, and enjoy the vibrant nightlife with real ale pubs, bars and clubs. EPC RATING E. Single professionals only

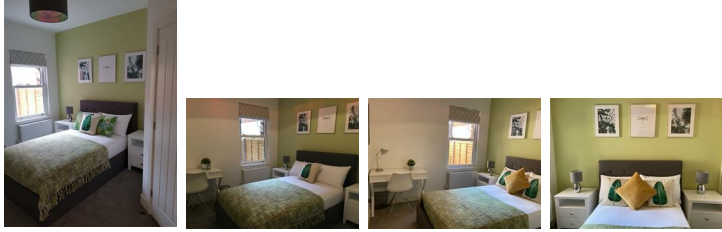
Everything is taken care of utility bills, council tax, broadband, cleaning, maintenance and the gardening. The home has been individually designed with ensuite to all rooms and fully renovated to ensure safety and security. The double room is furnished with double ottoman bed for added storage space, 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 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.

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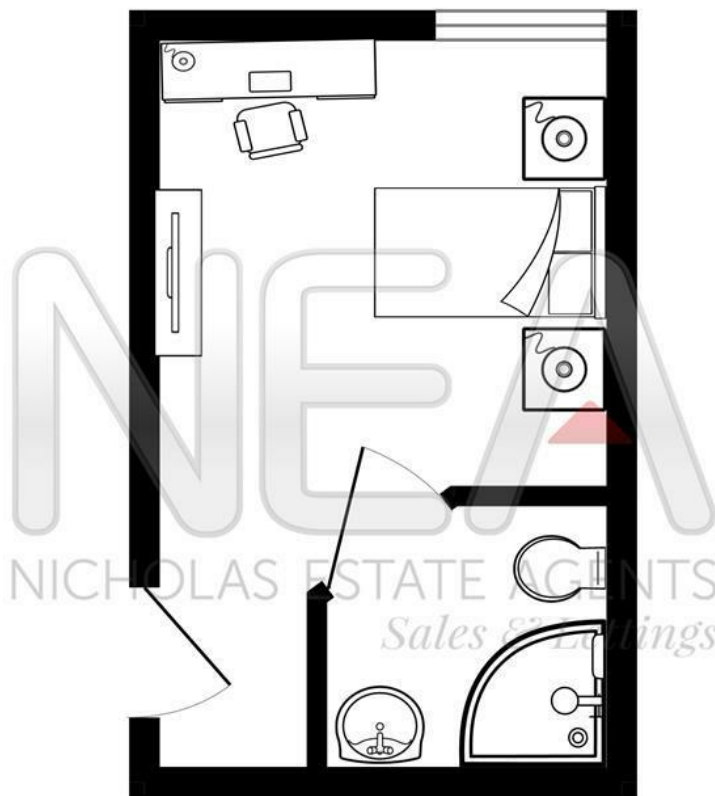
- NEA Lettings
- Reading
- Ground floor double room in shared house
- Ensuite
- Furnished
- Communal kitchen/diner
- Communal garden
- Professional sharers - Single professionals only
- EPC Rating E
- Available 26th May

Room Two & ensuite



Located on the ground floor in the middle of the property, this Oasis-inspired bedroom benefits from generous natural light and maintains a comfortable temperature year round. A calm and balanced retreat whatever the season.

GROUND FLOOR
133 sq.ft. (12.4 sq.m.) approx.



NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL FLOOR AREA : 133 sq.ft. (12.4 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
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	46
(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	
EU Directive 2002/91/EC	
England & Wales	

