



Shaftesbury Road, Available, £1,595 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented three bedroom (two plus one) mid-terrace home, ideally situated to the west of Reading town centre. The property offers excellent access to local transport links, including regular bus routes and Junction 12 of the M4 motorway, as well as both Tilehurst and West Reading train stations. Conveniently located within walking distance of Tesco's 24-hour supermarket and a range of local amenities.

Approached via a walled front garden, the accommodation comprises of an entrance hall leading to a spacious dining room with a door providing access to the front living room and a further doorway into a fitted galley kitchen. The kitchen benefits from a courtesy door to the rear garden and access to a ground floor three-piece bathroom suite with shower over bath. Upstairs, the property offers a generous front double bedroom and a further large rear bedroom with access to bedroom three. Externally, there is a paved front garden and an enclosed, low-maintenance rear garden, perfect for outdoor entertaining. Additional benefits include double-glazed windows, gas central heating, and on-street parking.

Property details:

Energy Performance Rating: D. The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council.

Council Tax: - Band C.

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available immediately (subject to the usual formalities).

Rent: £1595 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1840.38. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers. Sub-letting is strictly prohibited.



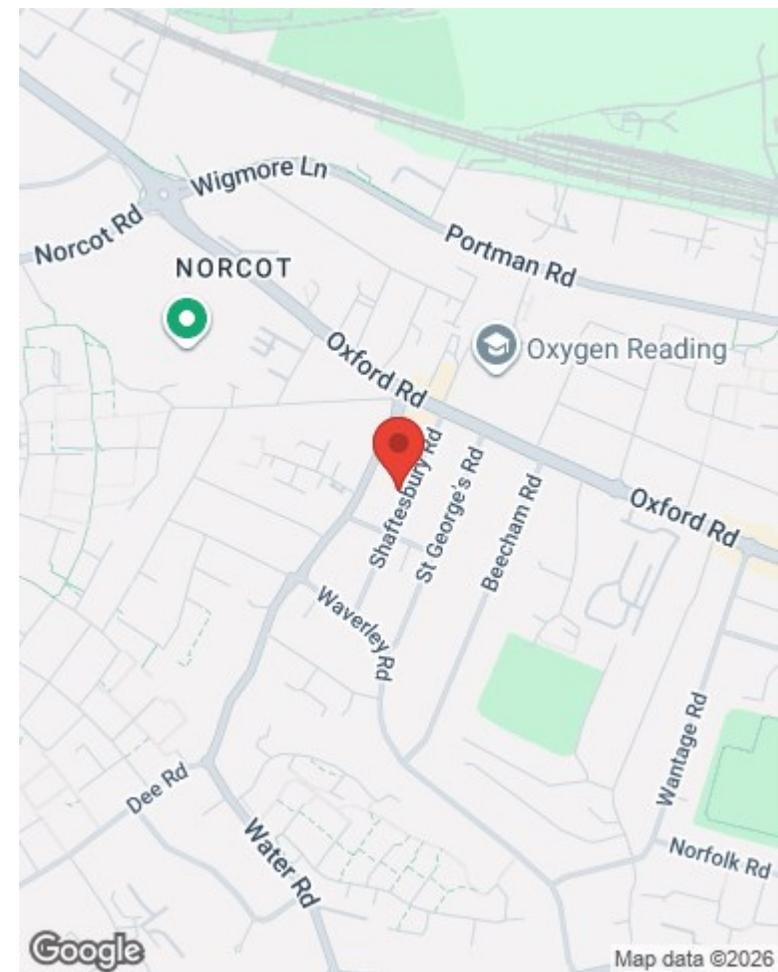
Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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