



Dorothy Street
Reading, Reading, Berkshire RG1 2NL

£1,450 PCM

NEA LETTINGS: A three double bedroom furnished house located within walking distance of Reading Centre and the mainline railway station (10-15 mins). The property comprises of an entrance hall with doors off to dining room and separate sitting room, which leads in to a fully fitted kitchen and on in to the downstairs bathroom. From the kitchen a door leads to the rear garden which is very low maintenance with decking and gravel. On the 1st floor are two double bedrooms and a further double bedroom on the second floor and is ideally suited to professional sharers. EPC Rating E.

Dorothy Street, Reading, Berkshire RG1 2NL

- Reading
- Three double bedrooms
- Furnished
- Enclosed Garden
- EPC rating E
- Terrace House
- Two reception rooms
- Short walk to Reading Centre
- Council tax band C
- Available 15th August

Dining Room



Carpeted dining room, with bay window over looking the quiet street. The furniture in the room includes a oak effect dining table and four matching chairs.

Living Room



Carpeted living room, over looking the garden and under stairs storage cupboard. The Living room includes a set of shelves, sofa, one side table and a coffee table.

Kitchen



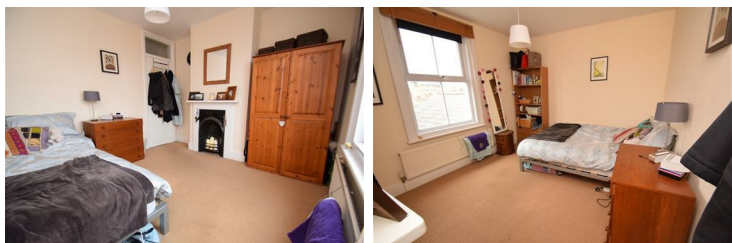
Wood laminate floor kitchen, with window overlooking the garden, and a door to access the garden. Appliances include a Bosch Exxcel washing machine, Indesit four ring gas hob, integrated SS Whirlpool electric oven and integrated fridge. Utensils and saucepans included.

Bathroom



A modern tiled bathroom, with white suite. Ceramic w/c, sink, bath with electric shower over.

Bedroom One



Bedroom one, is a large carpeted double bedroom with a feature fireplace. Furniture in room includes a double bed, wooden wardrobe and chest of drawers.

Bedroom Two



Bedroom two is a large carpeted double bedroom. Furniture in room includes a double bed, wooden wardrobe, chest of drawers, free standing floor lamp, narrow shelving unit.

Bedroom Three

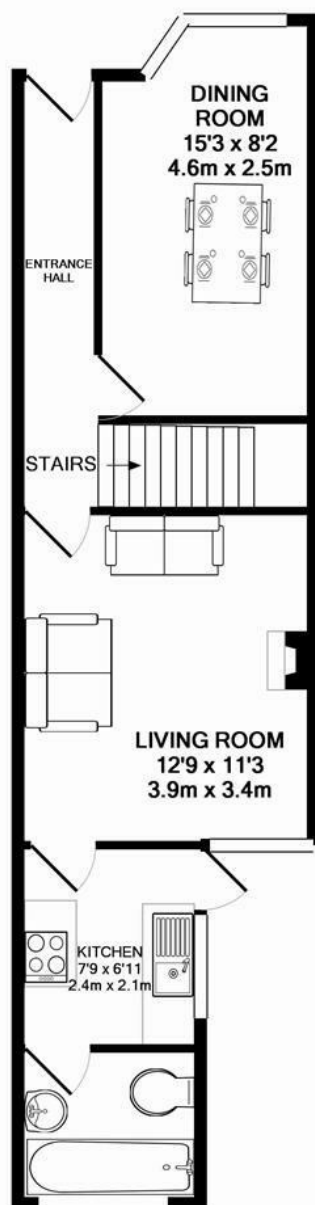


Bedroom three is a spacious carpeted double bedroom with feature fireplace, situated on the top floor. Furniture in room includes a double bed, fitted wardrobe, chest of drawers, mirror, desk and chair, and wooden chair.

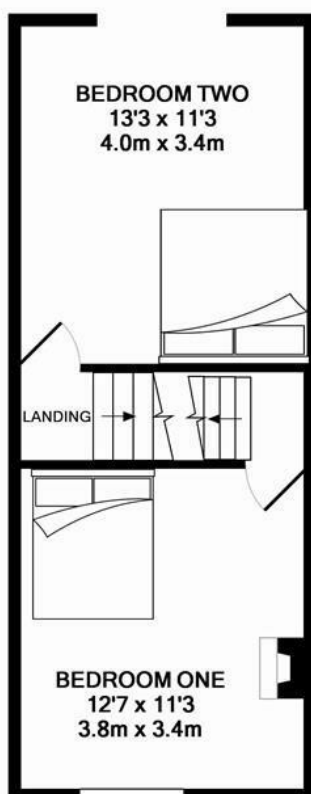
Garden



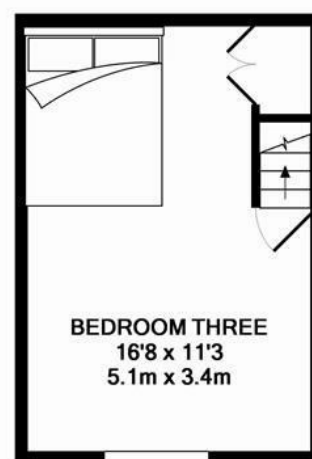
The garden is easy to maintain. It is an enclosed paved garden, with a decking area. North west facing.



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 188 SQ.FT.
(17.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	52	64
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

