



**Albany Road
, Reading, Berkshire RG30 2UN**

£1,095 PCM

NEA LETTINGS: This two plus one bedroom, terraced house is set in the popular residential area of West Reading and benefits from easy access to all of the shops, restaurants and attractions of Central Reading. It is on a large number of major bus routes and has easy access to Reading's mainline station, which in turn gives access to the Great Western Railway and is half an hour from Paddington. The property benefits from two reception rooms, private and enclosed garden, two plus one bedrooms and permit parking.

Professionals only please. EPC rating D. Available immediately.

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- NEA Lettings
- Terraced House
- Part Furnished
- Permit parking
- EPC rating D
- West Reading
- Two plus one bedrooms
- Garden
- Council tax band B
- Available 10th October

Living Room

11'10" x 10'5" (3.63 x 3.18)



Laminate flooring, window to front and doorway to dining room and stairs. Furniture includes L shaped sofa.

Dining Room

11'11" x 10'5" (3.64 x 3.18)



Laminate flooring with window to rear and under-stairs cupboard. Archway to kitchen. Furniture includes table, four chairs and armchair.

Bathroom

7'3" x 4'7" (2.22 x 1.42)



Tile floored bathroom with bath, shower over the bath, WC, pedestal sink, mirrored cabinet and window to the side of the property.

Kitchen

8'0" x 5'9" (2.44 x 1.76)



Tiled floor, window to side over the sink and door way to hallway that leads to bathroom and garden. White goods include integrated oven, gas hob, washing machine, fridge and freezer.

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Bedroom one

11'11" x 10'5" (3.65 x 3.19)



Carpeted double bedroom with window to front, built in double wardrobe and built in cupboard with shelves. Furniture includes double bed and desk.

Bedroom two

11'11" x 10'5" (3.65 x 3.18)



Carpeted double bedroom with window to rear and door to third bedroom. Furniture includes double bed and chest of drawers.

Bedroom three

8'1" x 5'10" (2.47 x 1.78)

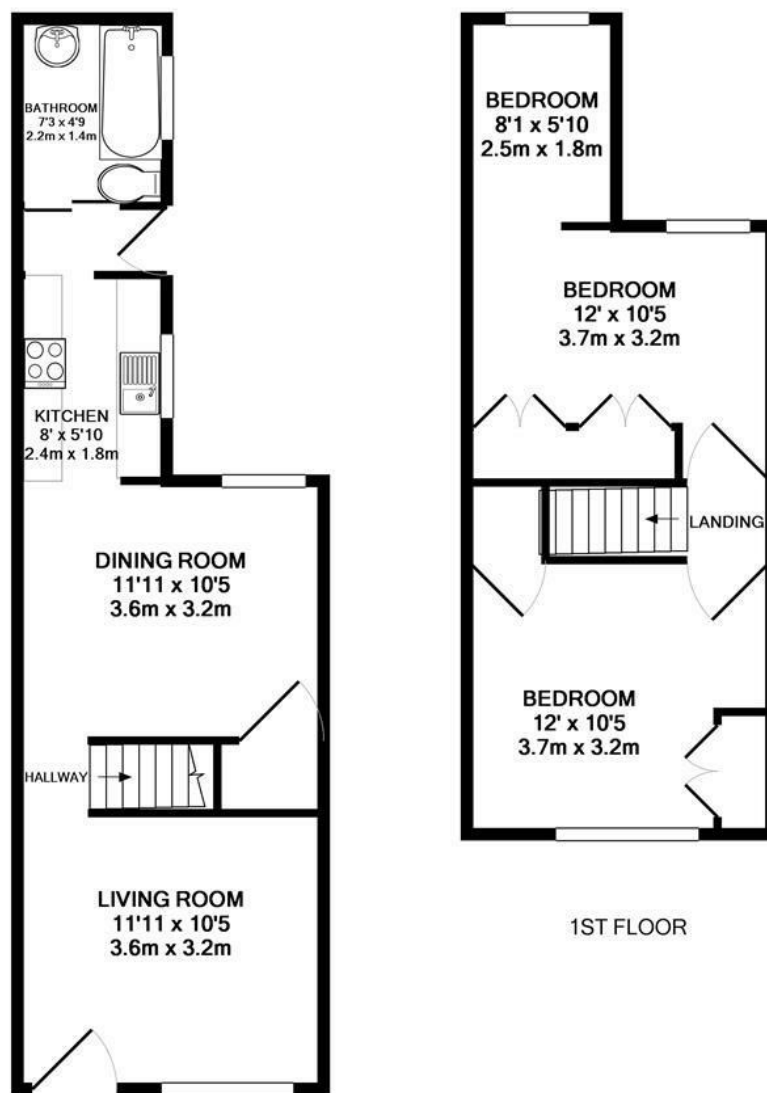


Carpeted single bedroom with window to rear. Furniture includes chest of drawers and single bed.

Garden




Private and enclosed garden, partly paved and partly gravel with large shed.



GROUND FLOOR

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		<div>65</div>	<div>88</div>
(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			
Very environmentally friendly - lower CO ₂ emissions		<div>61</div>	<div>87</div>
(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 