



**York Road
Central Reading, Reading, Berkshire RG1 8DX**

£1,100 PCM

NEA LETTINGS: A well presented Victorian terraced property situated within close proximity to Caversham and Reading centres and the main line train station. The accommodation comprises of a living room, separate dining room and brand new kitchen, upstairs are two double bedrooms and an bathroom. There is a rear enclosed garden which would be very easy to maintain. It would make an ideal family home or quality house for two sharers. The property is offered unfurnished. Parking is available on the street with a permit.

EPC Rating C

York Road, Reading, Berkshire RG1 8DX

- NEA Lettings
- Terrace House
- Unfurnished
- Permit parking
- EPC Rating C
- Reading
- Two double bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

Living room



Laminate wood effect floor with window to front, open arch to staircase and dining room.

Dining room



Laminate wood effect floor with window to rear, door to kitchen, large under stair cupboards.

Kitchen



Brand new kitchen with tiled floor, good workspace and cupboards. Appliances include electric oven, 4 ring hob, washing machine, fridge/freezer. Door to garden.

Front bedroom



Carpeted double bedroom with window to front, built in wardrobe.

Rear bedroom



Carpeted double bedroom with window to rear.

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Bathroom

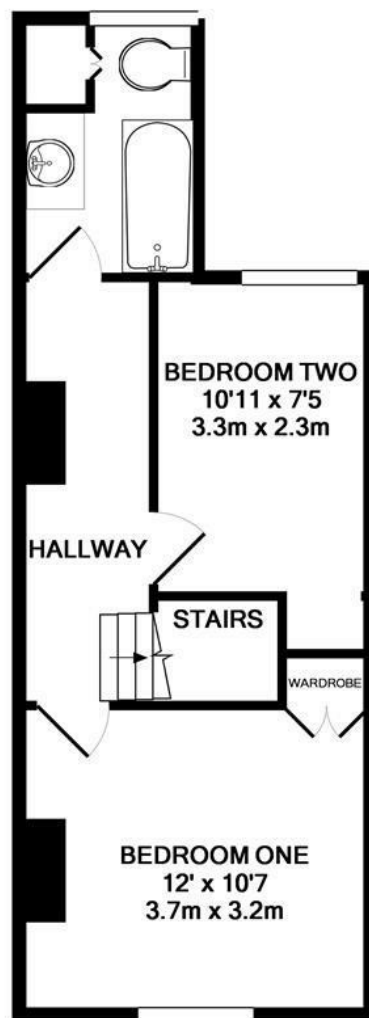
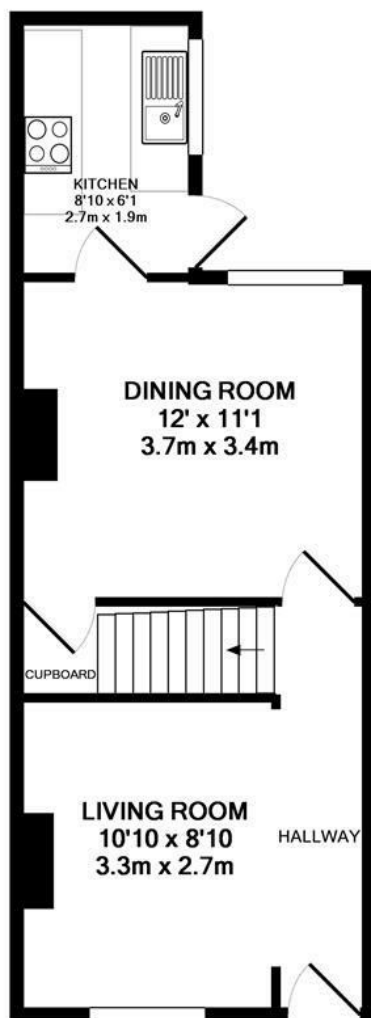


Upstairs bathroom with laminate effect wood floor, WC, sink in storage cabinet, bath with shower over, frosted window. Cupboards housing boiler.

Garden



Rear enclosed garden, laid with paving stones, so easy to maintain. Small shed.




GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 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		<div>69</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 energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		<div>67</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 