



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Star Road  
Caversham, Reading, Berkshire RG4 5BS**

**£850 PCM**

NEA LETTINGS: \*RENT INCLUSIVE OF BILLS\* We are pleased to offer this modern, high-quality house share located in Caversham, within walking distance of Reading mainline station. The property has been thoughtfully designed to suit the lifestyle of working professionals and is finished to a high standard throughout. The house is fully furnished and equipped - simply bring your suitcase. Each room is well-presented and includes a bed, bedside cabinet, wardrobe, chest of drawers, and a desk. The property is shared with like-minded working professionals who value a well-maintained, sociable, and friendly living environment. Single occupancy only. Wi-Fi is available throughout the property, along with Freeview HD. Rent is inclusive of all bills, excluding the TV licence. EPC Rating D.

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.

## Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- En-Suite Room in shared house
- Shared living room and kitchen
- Off road parking
- EPC rating D
- Caversham
- RENT INCLUSIVE OF BILLS
- Walking distance to Reading mainline station
- Single Professionals only
- Available 24th September

### Bedroom Five & en-suite



### Room Five (Top Floor)

A large double bedroom with double glazed windows, carpeted, radiator. the furniture in the room includes a double bed, a large wardrobe, desk. There is an en suite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

### Kitchen



The fully equipped kitchen is both modern and stylish with an inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, tumble drier, large fridge freezer. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans.

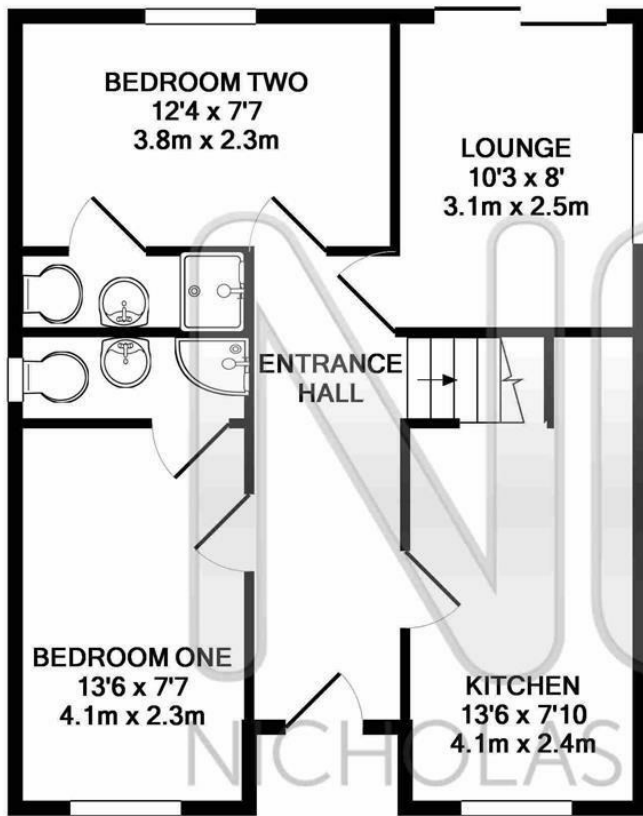
### Living Room



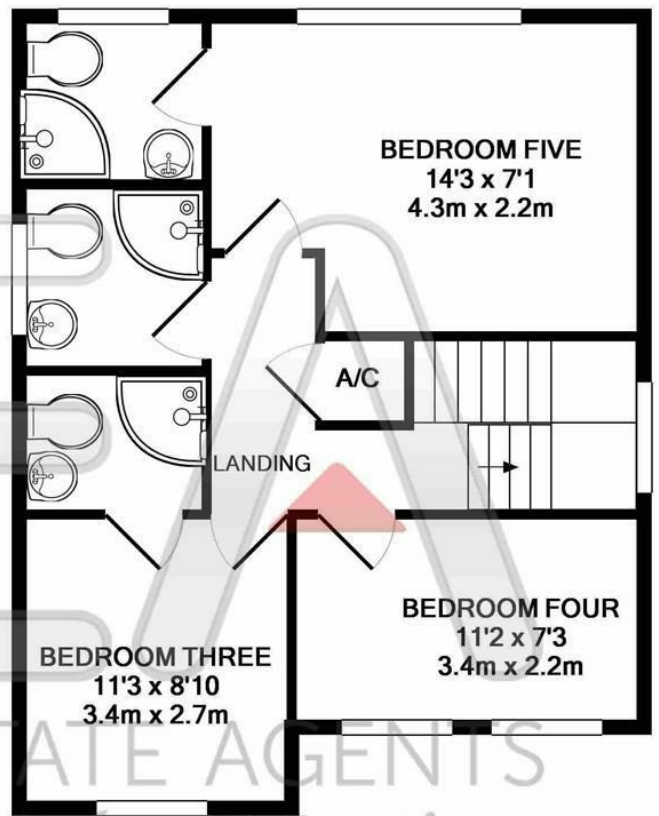
The living room has double doors onto the shared garden, table and chairs and a large sofa and a wall mounted TV. The garden is perfect for summer bar-be-ques, plus there is off road parking to the rear.

### Garden

A good sized garden, ideal for summer entertaining that wraps round the side and is predominately laid to lawn with shrub borders. There is a paved patio area and rear gate access to the private parking area for several cars.



GROUND FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 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		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

