NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Clarendon Road
Earley, Reading, Berkshire RG6 1PB

£1,450 PCM

NEA LETTINGS: This is a two-double-bedroom Victorian mid-terrace home on a quiet residential street. The property will be freshly repainted and fitted with new carpets before the tenancy begins. The front door opens into the living room, which leads through to the dining room and open-plan fitted kitchen. A recently refurbished shower room is accessed from the kitchen. Upstairs, both double bedrooms have built-in wardrobes. The enclosed rear garden is mainly paved for easy maintenance and has a large shed at the far end. Clarendon Road is a short walk from local shops, the University of Reading, Palmer Park and bus routes into Reading town centre. EPC rating D

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary inv

Clarendon Road, Reading, Berkshire RG6 1PB

- NEA Lettings
- Terrace House
- Permit Parking Available
- Unfurnished
- EPC Rating D
- Reading
- Two double bedrooms
- Enclosed rear garden
- Council tax band B
- Available 27th January

Living room
13'9" x 10'9" (4.2 x 3.3)



The front door opens into the living room, which has a wood effect hallway, the rest is carpeted. Square bay window overlooking the quiet street. Inner hall with large under stairs cupboard, leads to dining room.

Dining room
10'9" x 9'10" (3.3 x 3)



A wood effect floor, glass door to garden, feature fireplace, door to staircase. Open square arch to kitchen.

Kitchen
7'10" x 7'2" (2.4 x 2.2)



The kitchen has recently been installed and has been well designed to make use of the space. Appliances include electric oven and 4 ring induction hob with extractor, washing machine, tall fridge freezer. The work space is laminate wood effect and there is plenty of storage. There is also a one and a half stainless steel sink and drainer under the large window. Door to bathroom.

Shower room





Wood effect floor, WC, sink, walk in Shower. Mirrored storage unit, heated towel radiator, large frosted window to rear.

Bedroom One
10'9" x 11'5" (3.3 x 3.5)



A double bedroom at the front of the property with wood effect flooring. Two built in wardrobes.

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Bedroom Two
10'9" x 9'10" (3.3 x 3.0)

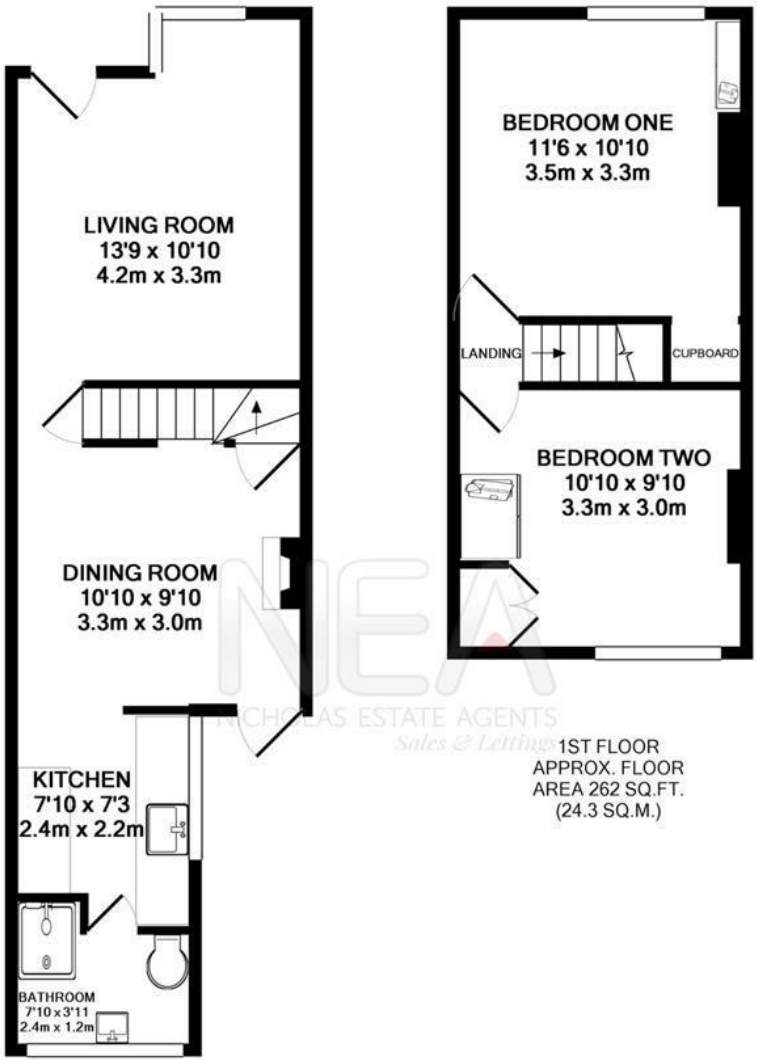


A double bedroom at the rear of the property with wood flooring. One built in wardrobe and cupboard housing combi boiler.

Garden



A rear enclosed garden, accessed from the dining room. Mainly laid to patio, with large shed to rear and bike store.

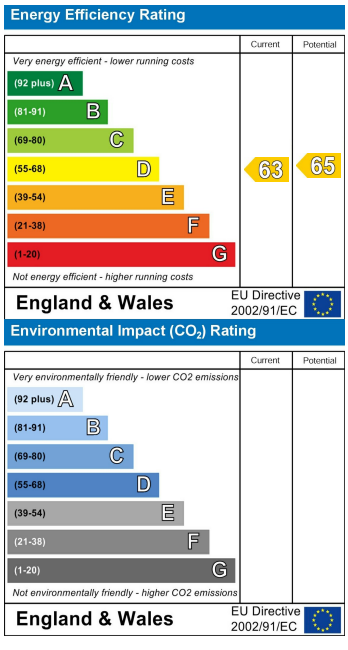


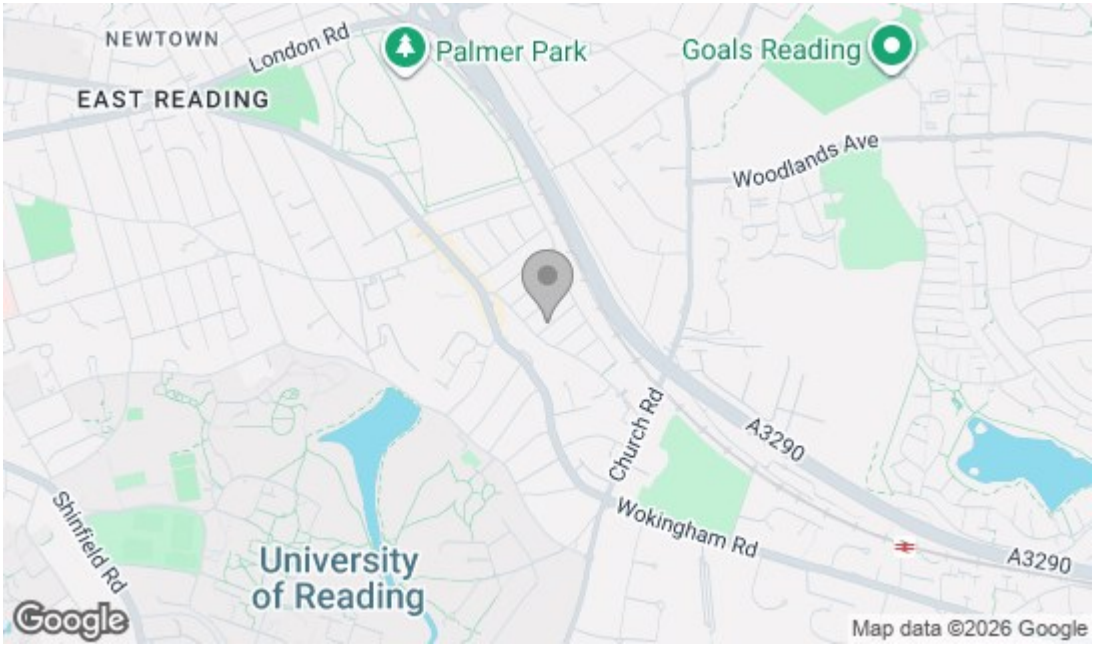
1ST FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.9 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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