



**Pascal Crescent  
Shinfield, Reading, Berkshire RG2 9FP**

**£600 PCM**

NEA LETTINGS: **\*\*RENT INCLUSIVE OF ALL BILLS\*\*** This is a high quality house share in Shinfield, with easy access to the town centre and Reading mainline station and within walking distance of the ECMWF. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase. Room 4 is large double room with window overlooking the rear of the property. The shower room is shared with just one other. **\*\*except BBC TV Licence. SINGLE OCCUPANCY ONLY. EPC Rating C.**

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.

## Pascal Crescent, Reading, Berkshire RG2 9FP

- NEA Lettings
- Professional House Share
- Bathroom shared with one other
- Enclosed Rear Garden
- EPC rating C
- Shinfield, Reading
- Spacious Double Room
- RENT INCLUSIVE OF BILLS\*
- Regular Bus links to town centre
- Available 7th June

### **Bedroom Four**

Stylishly decorated and furnished carpeted double room with a view to the rear, overlooking the garden. Furniture includes a double bed, bedside cabinet and wardrobe.

### **Shower Room**

Shared shower room (shared with one other room only) with vinyl flooring. Sink built into cupboards with mirrored cupboard above and low level WC, corner cubicle shower.

### **Kitchen**

The kitchen is fully equipped with crockery and cutlery, pots and pans and a good amount of cupboard space. It also benefits from a large fridge, dishwasher, gas hob and oven.

### **Dining Room**

The dining room has table and chairs as well as a wall mounted TV.

### **Utility**

The property benefits from a dedicated laundry /utility room on the ground floor with a washing machine, sink and built in cupboards and giving access to the garden.

### **Garden**

The garden is mostly lawn with patio areas and is perfect for summer evening barbecues.

### **Garage**

The garage is available for storage and houses the freezers for the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</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	
EU Directive 2002/91/EC	
England & Wales	

