







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

## £695 PCM

NEA LETTINGS: *Rent inclusive of bills* This is a high quality house share in Caversham, within walking distance to Reading mainline station. Designed to suit the lifestyles of working professionals, the house is finished to a high standard. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. Single Occupancy Only. EPC Rating D.

Room Two (Ground Floor Garden facing): Good sized double bedroom with double glazed windows to the back, with views into the garden, carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe, desk and TV. There is an ensuite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.
Wi-Fi is available throughout the house with Freeview HD. Price includes all bills except for TV Licence.

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 investigations and are satisfied that the property meets your requirements before proceeding.

# Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- Caversham
- Double Room with En-suite in shared house
- Bills Included except TV licence
- Walking distance to Reading mainline station
- Wi-fi available
- Off road parking
- Single Professionals only
- EPC rating D
- Available 12th August 2026

**Bedroom Two & en-suite**





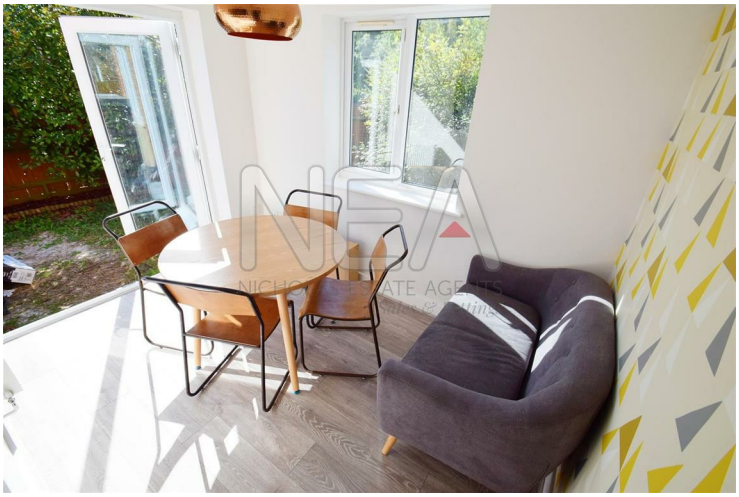
Room Two (Ground Floor)
Good sized double bedroom with double glazed windows to the back facing the garden, carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe, desk and TV. There is an ensuite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

**Kitchen**



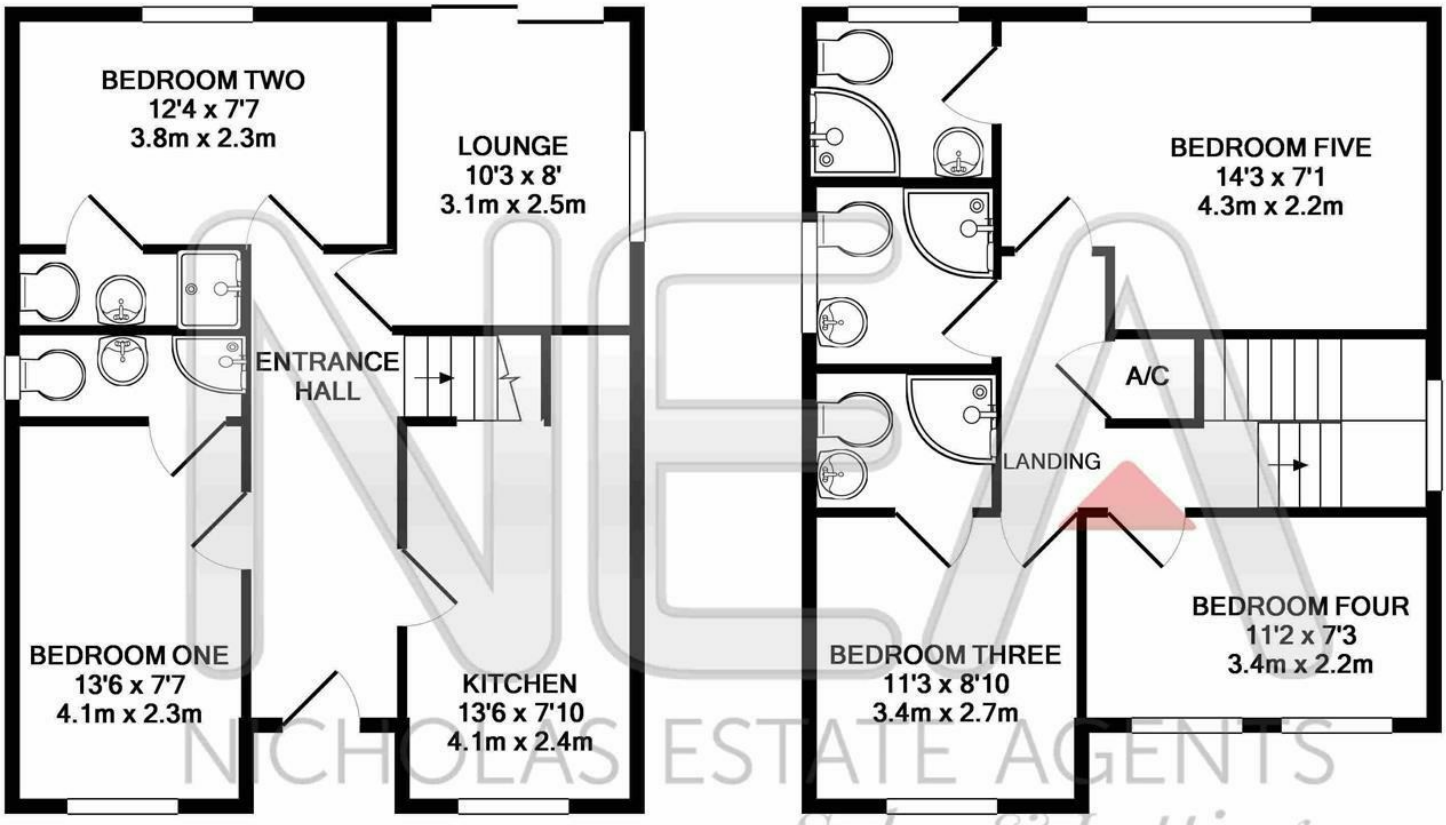
The fully equipped kitchen is both modern and stylish with an inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, tumble drier, large fridge freezer. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans.

**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.



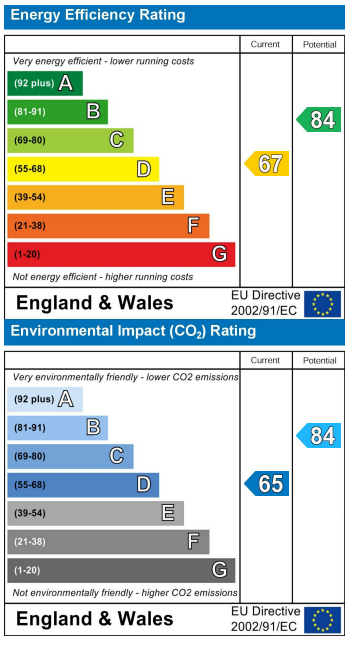

NICHOLAS ESTATE AGENTS
Sales & Lettings

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

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

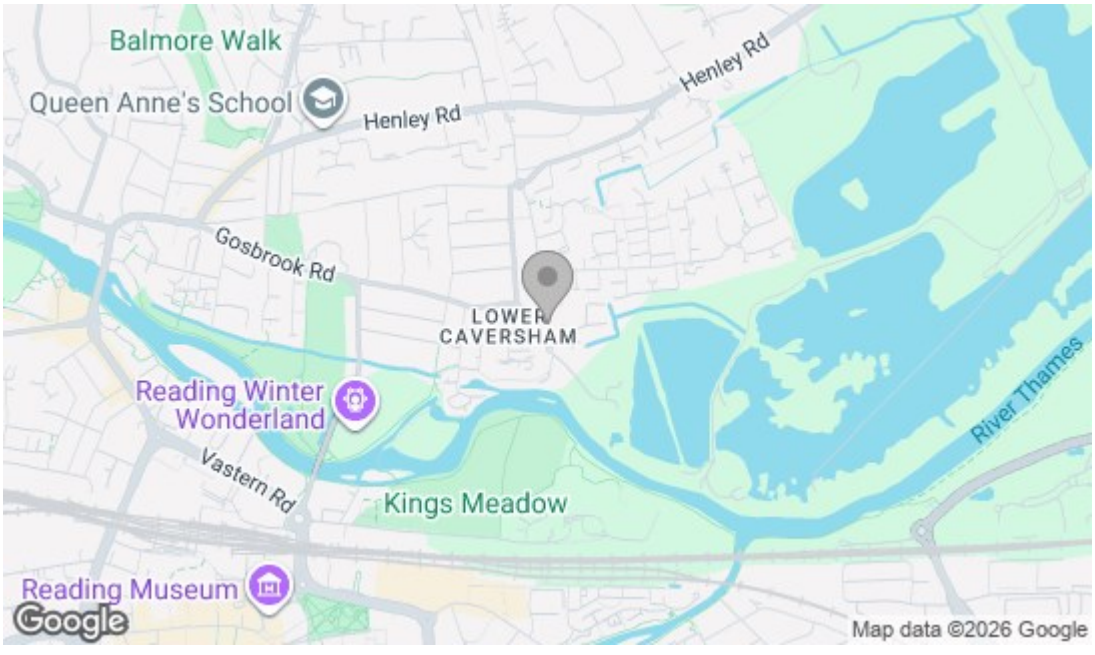
TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

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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