



**Mason Street  
West Reading, Reading, Berkshire RG1 7PD**

**£2,250 PCM**

NEA LETTINGS: An attractive four bedroom mid Victorian terrace townhouse located in the heart of West Reading, just a short distance from Reading town centre. Ground floor accommodation comprises open planned kitchen and living space, downstairs family bathroom and a good sized dining area with a single patio door leading onto a spacious garden. The first floor has a double bedroom with ensuite and office space / lounge area with a large double window allowing lots of light. Upstairs on the first floor there is a further two double bedrooms, one with an ensuite, both have substantial storage. The fourth bedroom is situated on the top floor, a light and airy double bedroom with two Velux windows and additional storage in the eves. Ideally suited for professional sharers. 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.

- NEA Lettings
- Town house
- Furnished
- Permit Parking on street
- EPC rating C
- Reading
- Four double bedrooms & Three bathrooms
- Enclosed rear garden
- Council tax band B
- Available 25th February

## Kitchen

10'7" x 8'2" (3.25 x 2.49)



The kitchen has laminate flooring, open planned with living space. Plenty of eye and base level units and work top space. Appliances included dish washer, washing machine, fridge/freezer and gas cooker.

## Living room

14'7" x 10'11" (4.45 x 3.35)



A well proportioned living space with double window, laminate flooring throughout and a front entrance doorway leading onto living space through to the kitchen. Inbuilt cupboard for storage. Furniture includes two sofa's, one chair, coffee table, two breakfast stools.

## Dining room

11'10" x 11'1" (3.61 x 3.40)



A large dining space with laminate flooring throughout and a patio door leading onto a sizable rear garden. Furniture includes table with 6 chairs and bookshelf.

## Reception room / study

11'3" x 10'7" (3.43 x 3.23)



Situated on the first floor is space for a study / office area or snug room. Laminate flooring and features a wooden featured banister leading down to the Kitchen / living space. Furniture includes a glass desk, chest of drawers and TV stand.

**Bedroom One**

10'9" x 8'7" (3.30 x 2.62)



A good sized double bedroom situated on the second floor with built in wardrobe, laminate flooring with window overlooking the rear of the property and comprises en suite. Furniture includes double bed, bedside cabinet, chest of drawers and shelving unit.

**Bedroom One en suite**



A modern en suite located to the rear of the property with mottled glass window and tile flooring. The white three piece suite comprises bath with shower over, wash hand basin, W.C and heated towel rail.

**Bedroom Two**

10'9" x 8'7" (3.30 x 2.62)



A further double bedroom with laminate flooring situated on the first floor with room for wardrobes and storage and overlooking the rear garden. Furniture includes double bed, bedside cabinet, chest of drawers, wardrobe & shelving unit.

**Bedroom Two en suite**



A modern en suite located to the rear of the property with mottled glass window and tile flooring. The white three piece suite comprises bath with shower over, wash hand basin, W.C and heated towel rail.

**Bedroom Three**

11'1" x 8'3" (3.40 x 2.54)



A spacious double bedroom with two windows overlooking the street with built in wardrobe. Furniture includes double bed, bedside cabinet, chest of drawers and wardrobe.

**Bedroom Four**

14'2" x 11'3" (4.32 x 3.43)



Situated on the top floor is the large double with laminate flooring throughout. Plenty of space for storage in the eves and two velux windows allowing lots of light to flood through. Furniture includes double bed, bedside cabinet, chest of drawers and wardrobe.

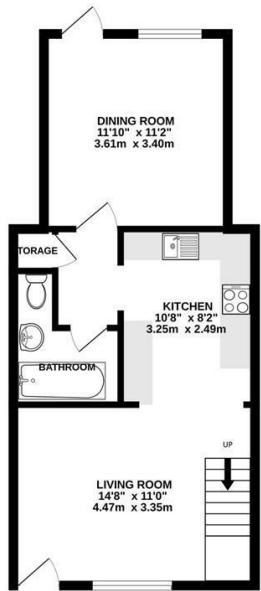
**Family bathroom**

4'11" x 6'6" (1.52 x 2.0)

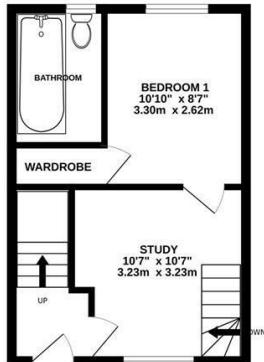


A spacious bathroom with three piece suite comprising of W.C, wash hand basin, heated towel rail and bath with a wall mounted shower.

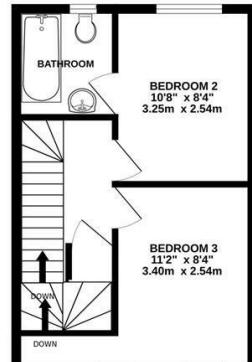
LOWER GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



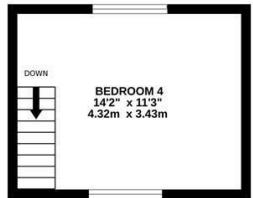
GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA: 1259sq.ft. (117.0 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

