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









Francis Street
Reading, Reading, Berkshire RG1 2QB

£1,500 PCM

NEA LETTINGS: A pretty, well presented, fully furnished mid-terrace house in the heart of Reading. The property benefits from two reception rooms on the ground floor plus a Victorian styled kitchen and bathroom. On the first floor and are two double bedrooms leading on the 2nd floor is a bonus loft room painted and presents well. To the rear is a small enclosed garden. Permit parking. EPC Rating E.

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.

Francis Street, Reading, Berkshire RG1 2QB

- NEA Lettings
- Mid Terrace House
- Furnished
- Permit Parking
- EPC Rating E
- Reading
- Two Bedrooms & Loft Room
- Enclosed Rear Garden
- Council Tax Band B
- Available 6th January

Living Room




The front door open directly into the living room, which has wooden floors, window to front and door to dining room and staircase. Furniture in the room includes 1 x sofa, 1 x armchair, 3 x coffee tables, bookcase and hallway table.

Dining Room




The dining room has wooden floors, a beautiful feature fireplace, understairs storage cupboard, door to garden and open arch to kitchen. Furniture includes a dining room table and 4 chairs, sofa and shelving unit.

Kitchen



The Victorian style galley kitchen has plenty of workspace and storage. Appliances include electric oven and 4 ring hob with extractor, integrated dishwasher, washer/drier, tall fridge freezer. Door to bathroom.

Bathroom



The Victorian style continues into the large bathroom, with a 3 piece suite of WC, sink, bath with shower over. Two frosted windows to side. Furniture includes a shelving unit.

Bedroom One




A carpeted double bedroom at the front of the property with feature fireplace and 2 built in wardrobes. Furniture includes a double bed, 2 x bedside tables, 1 x chair, mirror above fireplace.

Bedroom Two




A carpeted double bedroom at the rear with stairs to loft room, understairs cupboard houses the hot water tank. Furniture includes a double bed, 1 x bedside tables, 1 x chair, 1 x wardrobe.

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Loft Room

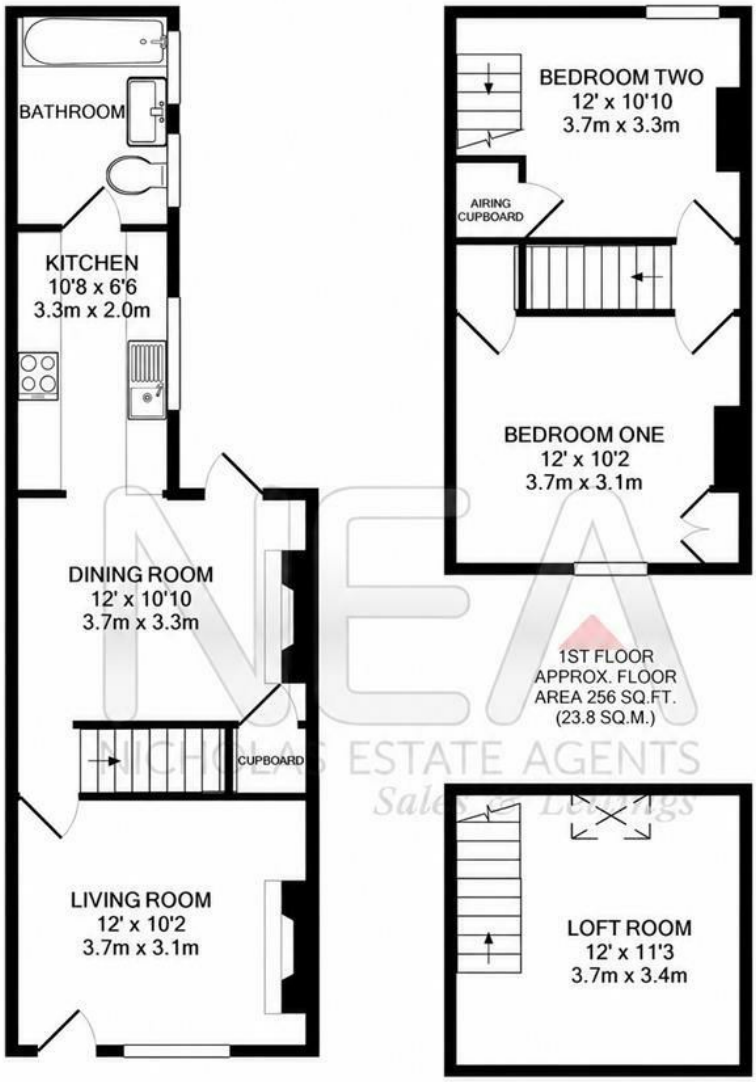


A carpeted loft room with one skylight. Furniture includes a day bed, chair and shelving unit.

Garden



A rear enclosed garden, mainly laid to patio, with small grassed area. Furniture includes a garden table and 4 chairs.

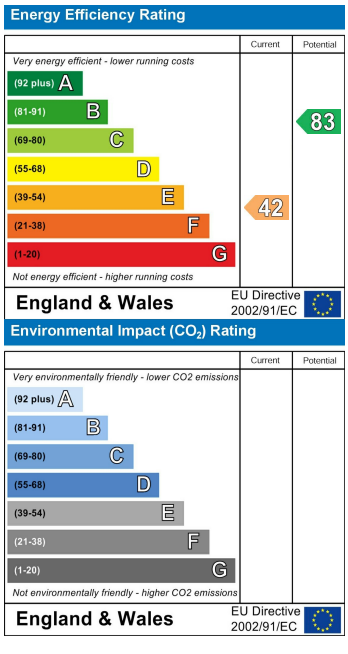


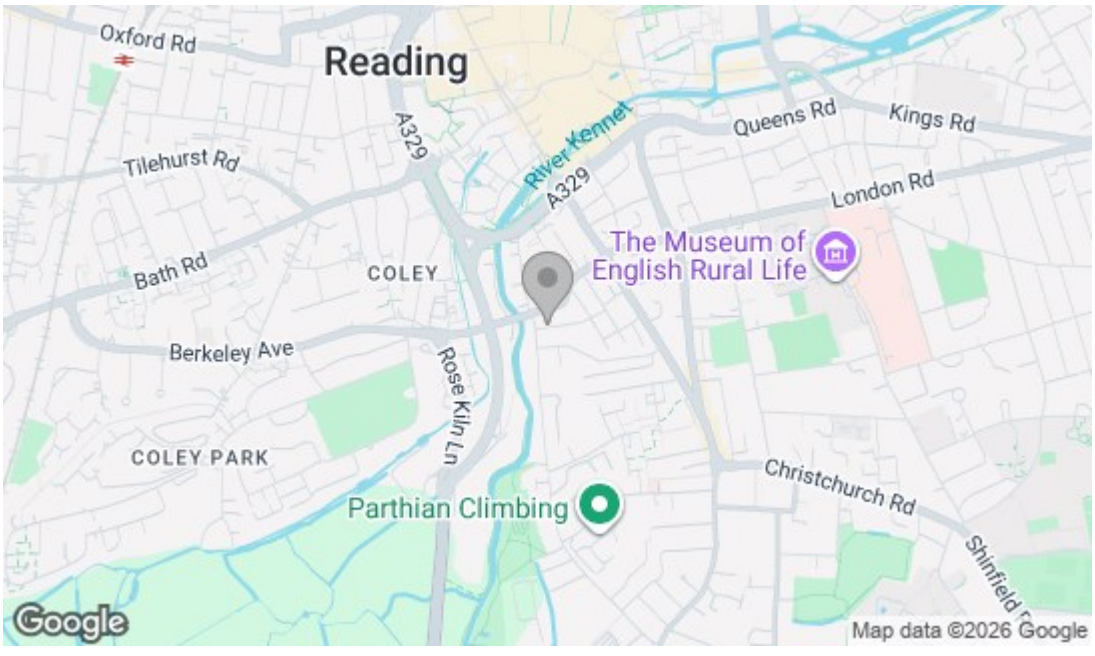
GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 133 SQ.FT.
(12.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 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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