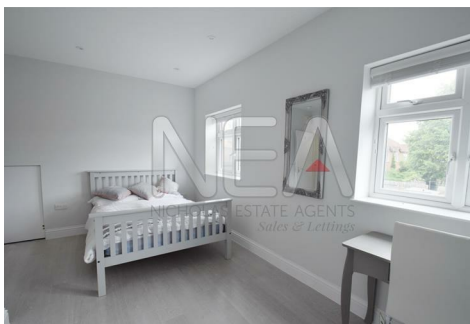




NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**St. Johns Road
Caversham, Reading, Berkshire RG4 5AN**

£850 PCM

NEA LETTINGS: A high quality house share which has been renovated to a high standard throughout. The property is situated in Caversham within walking distance to the town centre, Reading mainline station and the shops and restaurants of Caversham. Designed to suit the lifestyles of working professionals, the house has been finished to a high standard with a large shared kitchen and living room and all rooms have the benefit of en-suite shower rooms and kitchenettes. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks. High speed Wi-Fi is available throughout and TV aerial points in each bedroom. **Price includes all bills except telephone and TV license.** Minimum 12 month tenancy. 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.

St. Johns Road, Reading, Berkshire RG4 5AN

- NEA Lettings
- Caversham
- Double room in shared house
- Ensuite Shower Room
- Modern kitchen and living room
- Furnished room
- Enclosed rear garden
- Secure bike storage
- Rent inclusive of bills
- Available 1st May

Kitchen/Living room

24'11" x 24'3" (7.6 x 7.4)

A modern contemporary, shared space with wood effect laminate flooring throughout, fully fitted kitchen (with two fridge/freezers, electric oven and hob, two washing machines and tumble dryer), dining area and lounge space. With bi-folding doors leading to the garden. Furniture includes, dining table and chairs, three sofas.

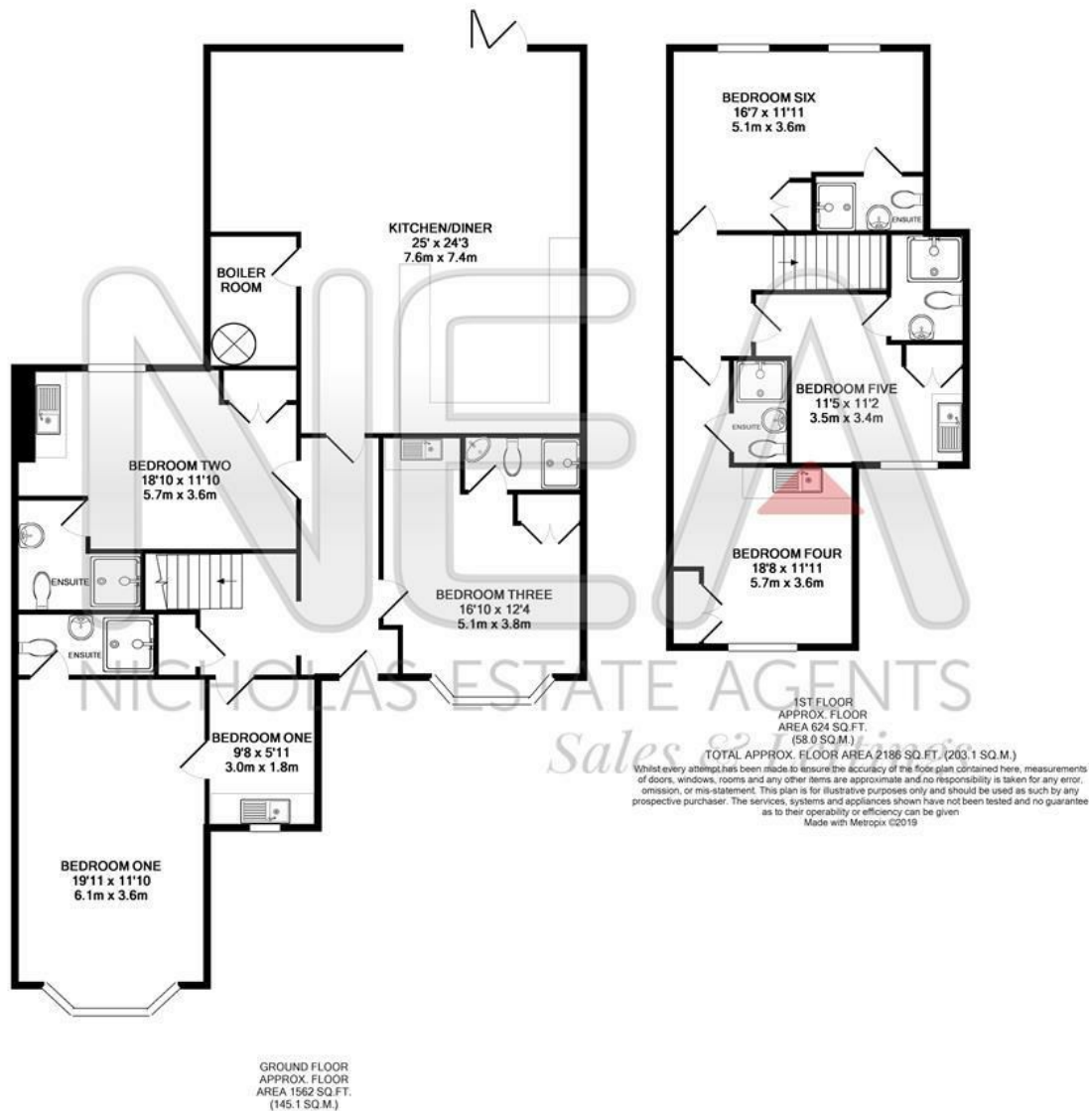
Garden

With side access from the front and direct access from the kitchen/living area, the garden has secure, covered storage for bikes.

Bedroom Six & ensuite

16'8" x 11'9" (5.1 x 3.6)

A spacious double room on the first floor with wood effect laminate flooring throughout, two windows overlooking the garden, built in wardrobe wall mounted television and radiator. Door to ensuite which is tiled floor to ceiling, shower cubicle, sink set in storage cabinet, WC and heated towel radiator. Furniture includes double bed, bedside units, desk and chair.



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

