



Wilson Road
West Reading, Reading, Berkshire RG30 2RW
£800 PCM

NEA LETTINGS: This is a high quality house share in West Reading, within walking distance to Reading West Train station. The property has been designed to be energy conscious and is one of the 0.2% properties in the UK with an EPC rating of A, this helps the environment by having a low CO2 footprint. There is High Speed WiFi available throughout the house (382Mbps broadband speed) with WiFi range extender and the kitchen/diner has a large SMART TV which includes 250+ TV channels and the BBC TV license (license only for use in Kitchen/diner). All the bedrooms are beautifully designed, very comfortable and are fully furnished with double bed, wardrobe, desk and Smart TV. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas will be cleaned every week. Single occupancy only. **RENT INCLUSIVE OF BILLS**. EPC Rating A.

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.

Wilson Road, Reading, Berkshire RG30 2RW

- NEA Lettings
- Room in shared house
- Furnished
- Shared rear garden with large storage shed
- Bills included
- Reading
- Double bedroom with ensuite
- Shared kitchen with sitting area
- Wifi throughout house
- Available immediately

Kitchen

A modern, fully equipped kitchen with laminate flooring and door to the rear garden. Appliances include two large integrated fridge/freezers, built in microwave, electric hob and oven. There is also a separate washing machine and tumble dryer.

Garden

Large shared garden at the rear of the property, laid to patio and slate clipping with a storage shed at the back.

Bedroom Two

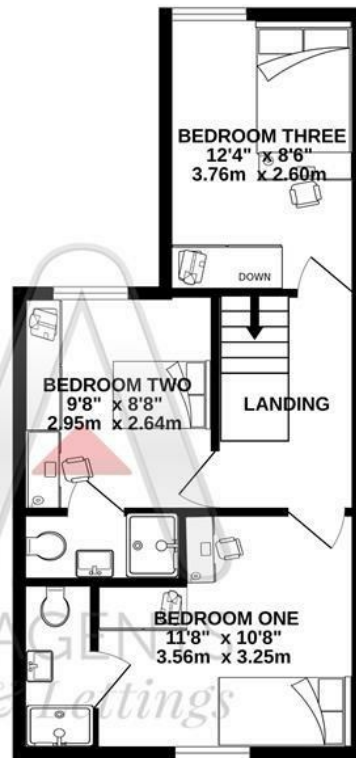
On the first floor is this carpeted en-suite room with a large window overlooking the rear garden. Furniture includes double bed, desk, and wardrobe.

En-suite

The tiled en-suite, has a shower, sink set in storage, WC and heated towel rail.

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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		92	93
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

