



**Burcombe Way  
Emmer Green, Reading, Berkshire RG4 8RX**

**£1,750 PCM**

NEA LETTINGS: This three bedroom, modern end of terrace house is set in a quiet cul de sac that has easy access to Caversham and the shops and restaurants in Emmer Green and a short walk to the nearest shop. Bus stop to Caversham and Reading is a short walk away. Downstairs is a hallway, large living room, kitchen and W/C, upstairs are two double and one single bedroom and family bathroom. To the rear is an enclosed South facing garden. Small pets considered. 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.

# Burcombe Way, Reading, Berkshire RG4 8RX

- NEA Lettings
- Modern end of terrace
- Unfurnished
- On street parking
- EPC Rating C
- Emmer Green
- Three bedrooms
- Enclosed rear garden
- Council tax band B
- Available immediately

## Entrance Hall

The property is approached through the front garden into the entrance hall which has wood effect laminate flooring, doors leading to downstairs cloakroom, kitchen and living room, with stairs to the first floor.

## Downstairs W/C



Wood effect laminate flooring, WC and hand basin.

## Kitchen

15'5" x 9'8" (4.72 x 2.96)



Wood effect laminate flooring with large window to the front. White goods include washing machine, integrated double oven and 4 ring gas hob with extractor.

## Living Room

15'7" x 13'8" (4.76 x 4.19)



Large living room with wood effect laminate flooring with French doors leading to garden.

## Bedroom one

9'3" x 11'8" (2.83 x 3.56)



Carpeted double bedroom with window to front and built in double wardrobe.

## Bedroom two

8'9" x 13'5" (2.69 x 4.1)



Carpeted double bedroom with built in double wardrobe and window to rear.

## Bedroom three

10'5" x 6'7" (3.19 x 2.02)



Carpeted single bedroom with window to rear.

**Bathroom**

8'9" x 6'0" (2.68 x 1.85)

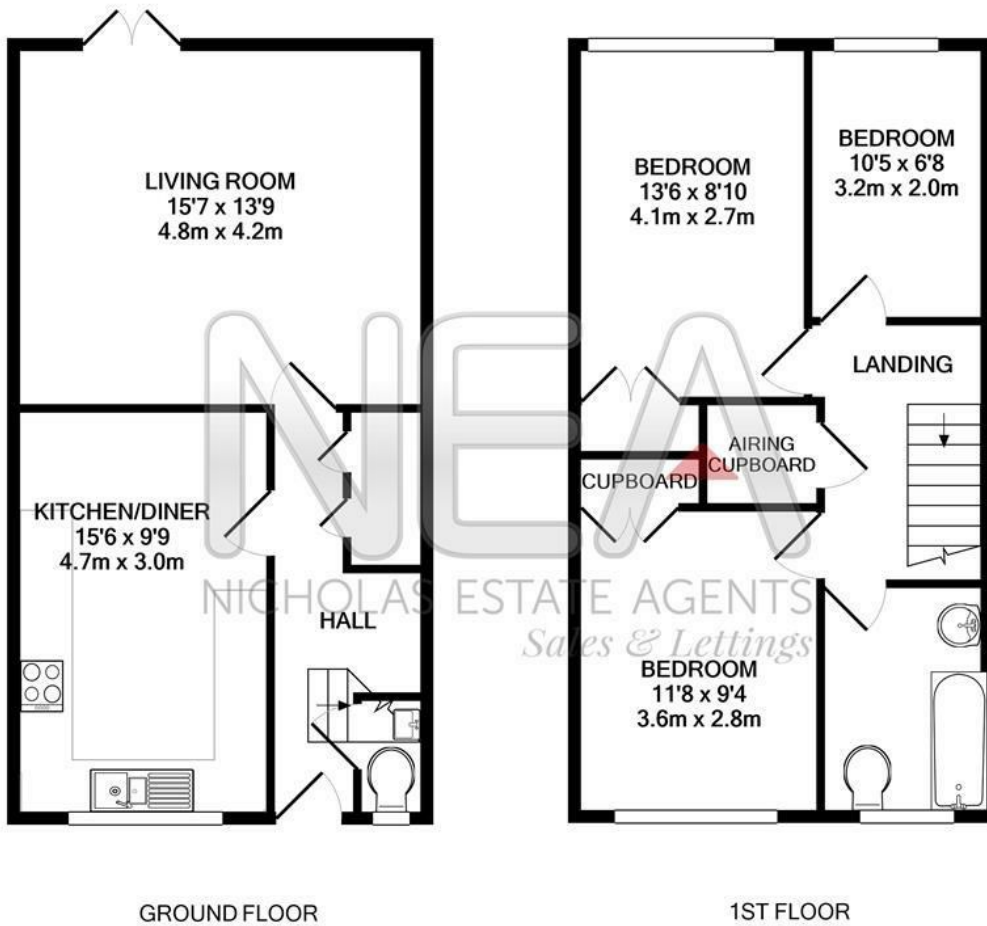


Tiled floor with window to front. Bathroom suite contains bath with shower over, sink and WC.

**Garden**



Enclosed South facing rear garden with rear access gate. Patio immediately to rear of house, rest laid to lawn.



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>65</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

