



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Pascal Crescent
Shinfield, Reading, Berkshire RG2 9FP**

£600 PCM

NEA LETTINGS: RENT INCLUSIVE OF ALL UTILITY BILLS**. This is a high quality house share in Shinfield, with easy access to the town centre and Reading mainline station and within walking distance of the ECMWF. This is a single room on the 2nd floor of the property with a shared shower room (shared with one other). Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase. **Rent inclusive of all bills except BBC TV Licence. Single professionals only.

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.

Pascal Crescent, Reading, Berkshire RG2 9FP

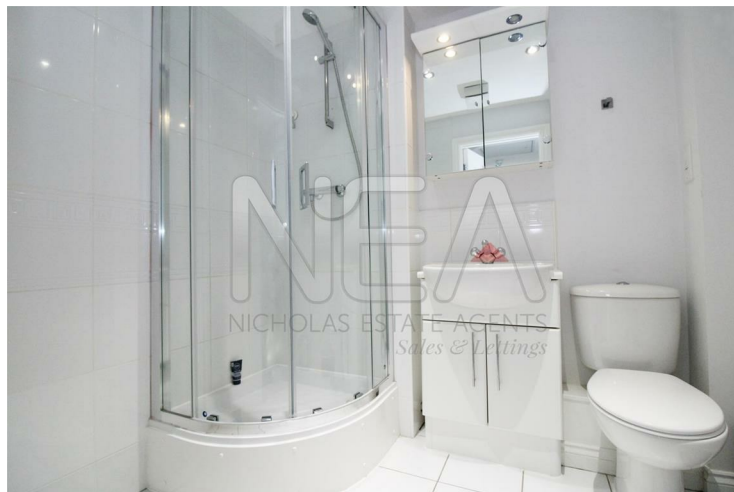
- NEA Lettings
- Professional House Share
- Bathroom shared with one other only
- Enclosed Rear Garden
- EPC rating C
- Shinfield, Reading
- Single Room
- Rent inclusive of bills**
- Regular Bus links to town centre
- Available 26th November

Bedroom Three



Well decorated and furnished, carpeted single bedroom on 2nd floor with window overlooking the garden to the rear. Furniture includes a single bed and bedside cabinet, chest of drawers and wardrobe.

Shower Room



Shared shower room (shared with one other room only) with vinyl flooring. Sink built into cupboards with mirrored cupboard above and low level WC.

Kitchen



The kitchen is fully equipped with crockery and cutlery, pots and pans and a good amount of cupboard space. It also benefits from a large fridge, dishwasher, gas hob and oven.

Dining Room



The dining room has table and chairs as well as a wall mounted TV.

Utility



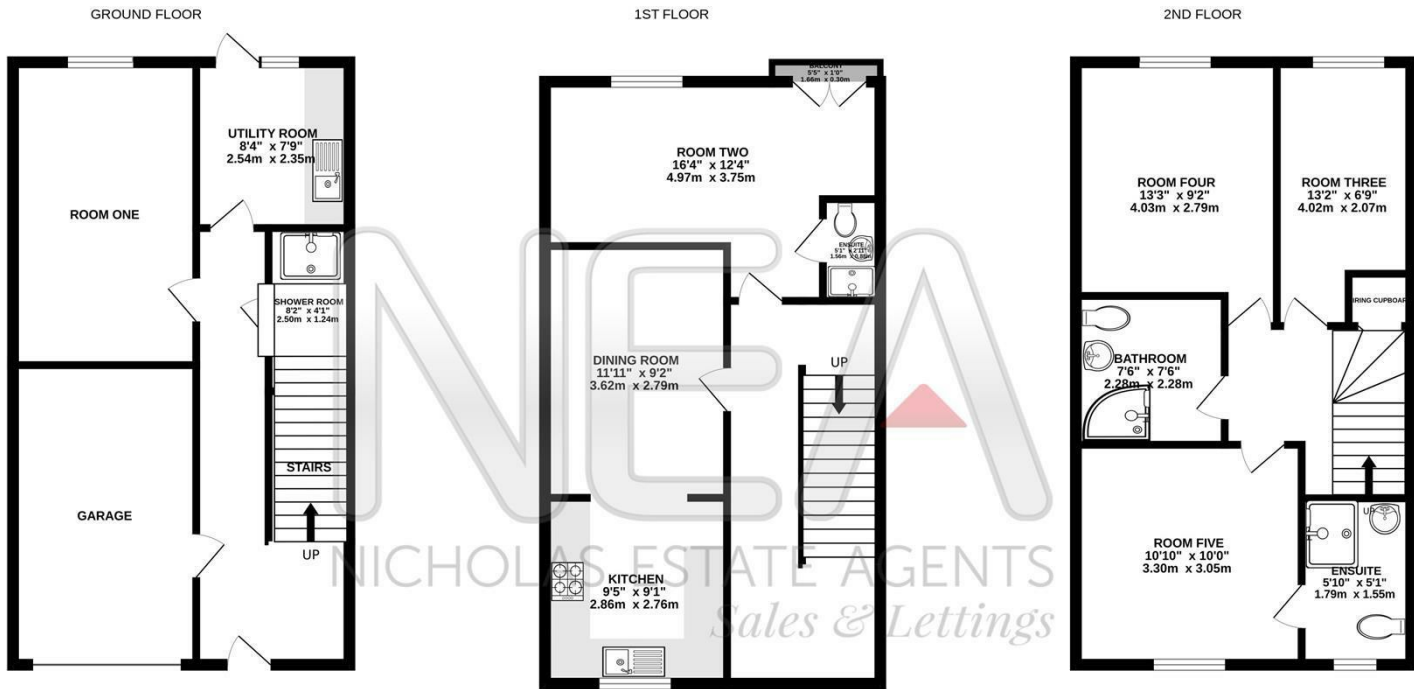
The property benefits from a dedicated laundry /utility room on the ground floor with a washing machine, sink and built in cupboards and giving access to the garden.

Garden

The garden is mostly lawn with patio areas and is perfect for summer evening barbecues.

Garage

The garage is available for storage and houses the freezers for the property.



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		
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		

