



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

**£750 Per Month**

NEA LETTINGS: \*RENT INCLUSIVE OF ALL BILLS\*A well-presented double en-suite bedroom available within a quality house share in Shinfield. The property is conveniently located with easy access to the town centre, Reading mainline station, and is within walking distance of the ECMWF. Suitable for working professionals, the house is finished to a good standard throughout and comes fully furnished, making it ready for immediate occupation. The rent is inclusive of all bills, with the exception of the TV licence. Available to 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
- En-suite bathroom
- Enclosed Rear Garden
- Single professional
- Shinfield, Reading
- Double Room
- Modern kitchen and dining cupboards and giving access to the garden.
- Regular Bus links to town centre
- Available 20th May 2026

### Bedroom Two

Well decorated and furnished, double bedroom with a window and Juliet balcony overlooking the garden to the rear. Furniture includes a double bed and two bedside cabinets, chest of drawers, wardrobe, desk with desk chair and wall mounted TV.

### En suite

Free standing sink with a shower and low level WC and vinyl flooring.

### 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) <b>A</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			
EU Directive 2002/91/EC		73	83
<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>			
(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			
EU Directive 2002/91/EC		75	83
<b>England &amp; Wales</b>			

