



Donnington Gardens , Reading, RG1 5LY

£1,500 Per Calendar Month

NEA LETTINGS: A spacious three-bedroom house offering generously proportioned accommodation throughout, making it an ideal home for a family or suitable for two sharers. The ground floor comprises a spacious living room, separate dining room, well-equipped kitchen and bathroom. To the rear is a generously sized garden, providing an excellent outdoor space for relaxing or entertaining.

Upstairs are three well-proportioned bedrooms. Bedroom three offers a versatile space that could also be used as a study or home office, while the remaining bedrooms provide excellent living and storage space. The property further benefits from a feature fireplace and built-in wardrobe hanging space. EPC Rating: D.

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.

Donnington Gardens, Reading, RG1 5LY

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Reading
- Three Bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

Living Room



A bright and spacious living room featuring a lovely front-facing aspect and plenty of built-in shelving

Dining Room



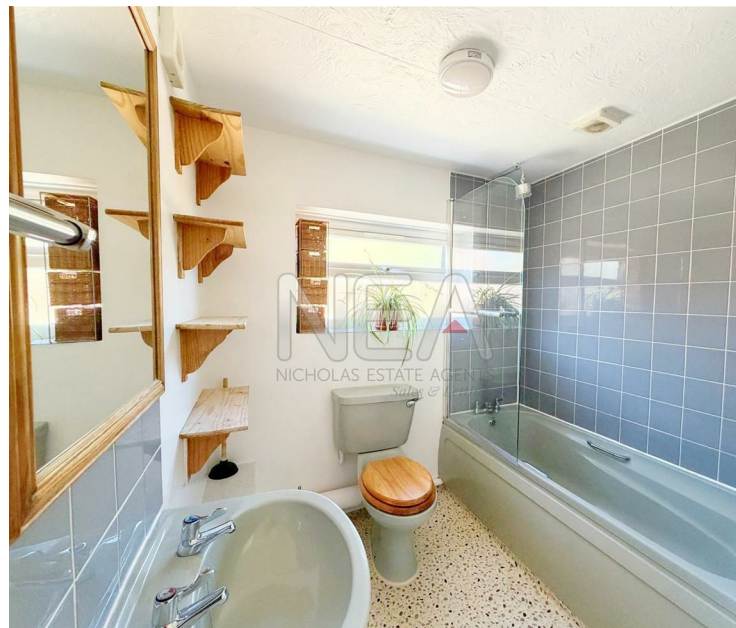
A spacious and comfortable dining room featuring useful built-in shelving, window overlooking rear garden.

Kitchen



A well-equipped kitchen offering ample storage, a gas hob and oven, fridge freezer, and washing machine.

Bathroom



A spacious bathroom featuring an overhead shower, basin, W/C, built-in shelving, and frosted windows for privacy.

Bedroom One



An exceptionally spacious front-facing bedroom offering an impressive amount of room, with two built-in wardrobe poles providing ample hanging space.

Bedroom Two



A spacious bedroom featuring a charming fireplace, with a wardrobe pole providing convenient hanging space.

Bedroom Three



A cosy, versatile room with a rear-facing garden outlook, ideal for use as a study, home office, or occasional bedroom.

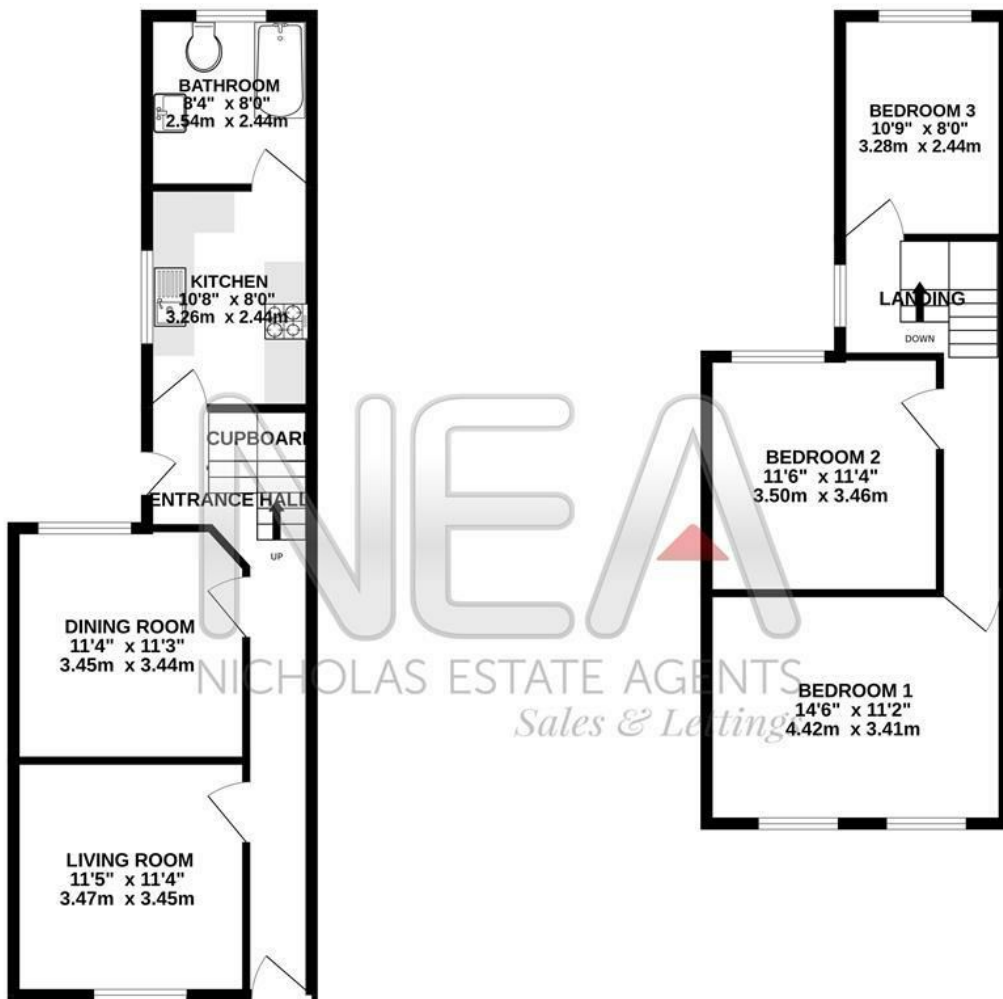
Garden



A spacious, low-maintenance tiled garden offering plenty of outdoor space for relaxing and entertaining.

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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			84
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			84
(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	

