

Mansfield Road Reading, Berkshire RG1 6AJ

£875 PCM

NEA LETTINGS: Mansfield Road is a beautiful Victorian house full of period charm, high ceilings, original fireplaces and features that have been preserved, even though the house has undergone full renovation bringing it up to the latest specification. Located in a quiet cul-de-sac in the centre of Reading Mansfield Road offers the benefits of city living without any of the downsides. Offering 6 opulent ensuite rooms decorated to reflect the heritage of the building and appointed with fittings such as chandeliers, mirrors and roman blinds. The garden is an ideal retreat after a hard day's work landscaped with an abundance of plants, shrubs and trees and ideal for socialising with housemates.

Everything is taken care of utility bills, council tax, broadband, cleaning, maintenance and the gardening. The home has been individually designed with ensuite to all rooms and fully renovated to ensure safety and security. The double room is furnished with double ottoman bed for added storage space, a high quality sprung mattress, desk and chair, wardrobe, bedside table, chest of drawers and roman blinds. All bedrooms have wi-fi and ethernet connections and a 32inch Smart TV. Bathrooms are equipped with a vanity unit for storage, mirror and bin.

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.

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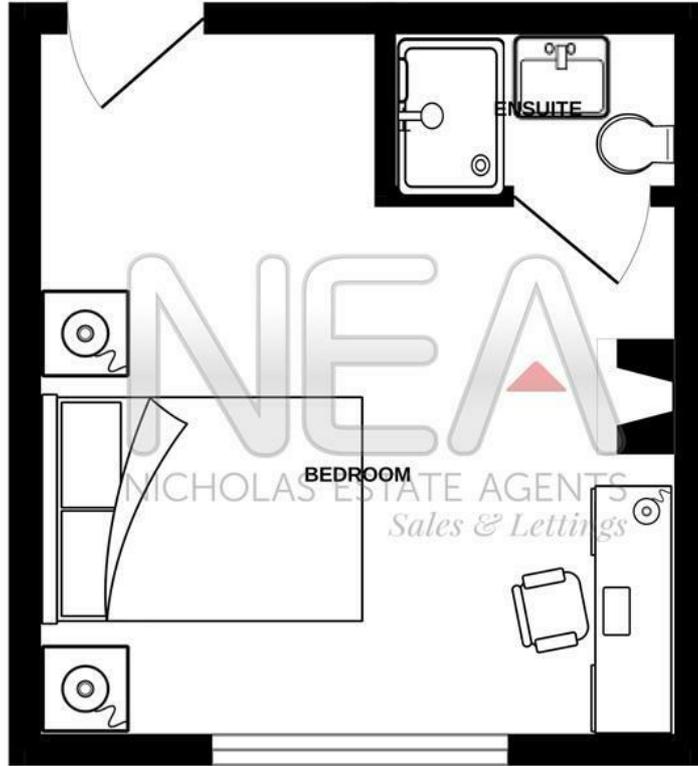
- NEA Lettings
- Room in shared house
- Furnished
- Communal kitchen/diner
- EPC Rating E
- Reading
- Double room with ensuite
- 1st floor
- Communal garden
- Available 9th April

Room Three & Ensuite shower room



Positioned on the 1st floor at the front of the property, this bedroom offers nice views of Reading and natural light throughout the year. Perfect for those who value a peaceful setting with a city connection.

ROOM 3
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 161 sq.ft. (15.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	52	
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		

