



**York Road  
Central Reading, Reading, Berkshire RG1 8DX**

**£1,500 PCM**

NEA LETTINGS: A well presented Victorian terraced property situated within close proximity to Caversham and Reading main line train station. The accommodation comprises of a living room, separate dining room and modern kitchen, upstairs are two double bedrooms and a bathroom. There is a rear enclosed garden which would be very easy to maintain. The property is offered unfurnished and is ideal for a professional couple. Parking is available on the street with a permit. 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.

# York Road, Reading, Berkshire RG1 8DX

- NEA Lettings
- Terrace House
- Unfurnished
- Permit parking
- EPC Rating C
- Reading
- Two double bedrooms
- Enclosed rear garden
- Council tax band C
- Available 3rd June 2026

## Living room



Laminate wood effect floor with window to front, open arch to staircase and dining room.

## Dining room



Laminate wood effect floor with window to rear, door to kitchen, large under stair cupboards.

## Kitchen



Modern kitchen with tiled floor, good workspace and cupboards. Appliances include electric oven, 4 ring hob, washing machine, fridge/freezer. Door to garden.

## Front bedroom



Newly carpeted double bedroom with window to front, built in wardrobe.

## Rear bedroom



Newly carpeted double bedroom with window to rear.

## Bathroom

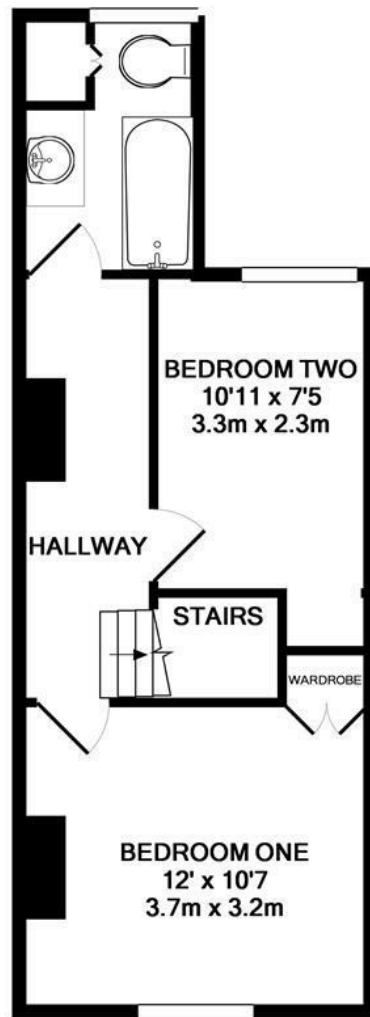
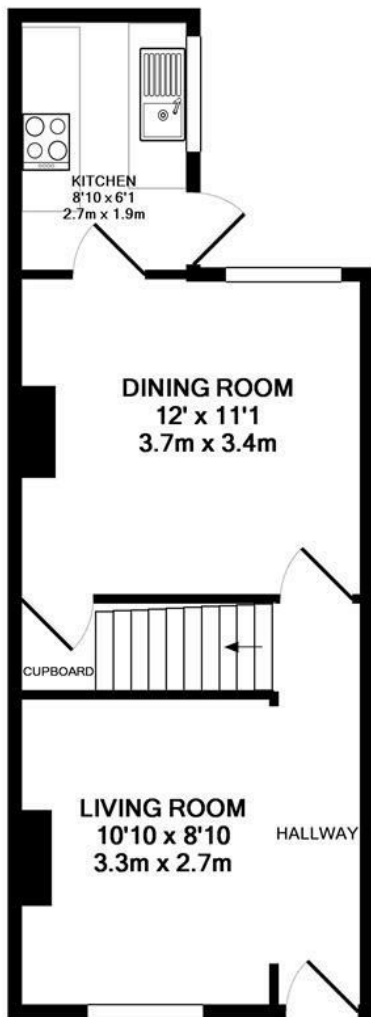


Upstairs bathroom with laminate effect wood floor, WC, sink in storage cabinet, bath with shower overhead feature, frosted window. Cupboards housing boiler.

## Garden



Rear enclosed garden, laid with paving stones, so easy to maintain. Small shed.



GROUND FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

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>	
(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>87</b>
	<b>69</b>
EU Directive 2002/91/EC	
England & Wales	
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	
	<b>87</b>
	<b>67</b>
EU Directive 2002/91/EC	
England & Wales	

