

**Gosbrook Road
Caversham, Reading, Berkshire RG4 8EG**

£750 PCM

NEA LETTINGS: We are pleased to offer this fully furnished double room with a private bathroom, situated in a high-quality house share in Caversham, exclusively for single working professionals. The property is ideally located within walking distance of Reading Town Centre, Reading Mainline Station, and excellent public transport links. Set over three floors, the house offers a welcoming entrance hall, a communal kitchen with appliances, a shared living/dining room with a wall-mounted TV, and a large rear garden with shed storage. The available room is a spacious double bedroom with its own private bathroom. Furnishings include a double bed and mattress, bedside table, chest of drawers, and a wardrobe. Rent is inclusive of all bills, excluding TV licence. EPC Rating: D

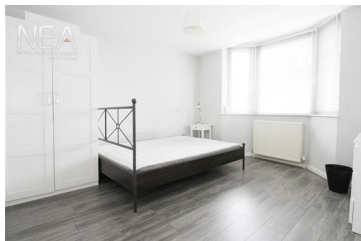
DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Gosbrook Road, Reading, Berkshire RG4 8EG

- NEA LETTINGS
- Room to rent in a shared house
- Rent inclusive of bills
- Shared Garden
- EPC Rating D
- Caversham
- Furnished
- Private Bathroom
- Single professionals
- Available 14th August

Bedroom

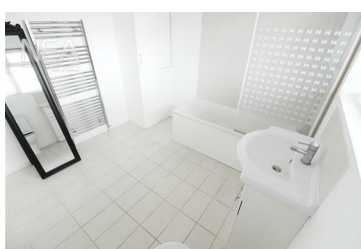
11'9" x 11'9" (3.6 x 3.6)



Large double bedroom with wood effect laminate floor. Furniture includes a double bed, chest of drawers, bed side table and wardrobe. Large bay window to the front.

Bathroom

9'2" x 9'2" (2.8 x 2.8)



A large private bathroom accessed through the kitchen with, WC, sink and a bath with shower over.

Kitchen

14'9" x 10'2" (4.5 x 3.1)



Large shared kitchen with lots of room for individual storage. Fan oven and four ring gas hob, large fridge, washing machine and dryer. Door to the shared garden.

Dining Room

12'5" x 12'1" (3.8 x 3.7)

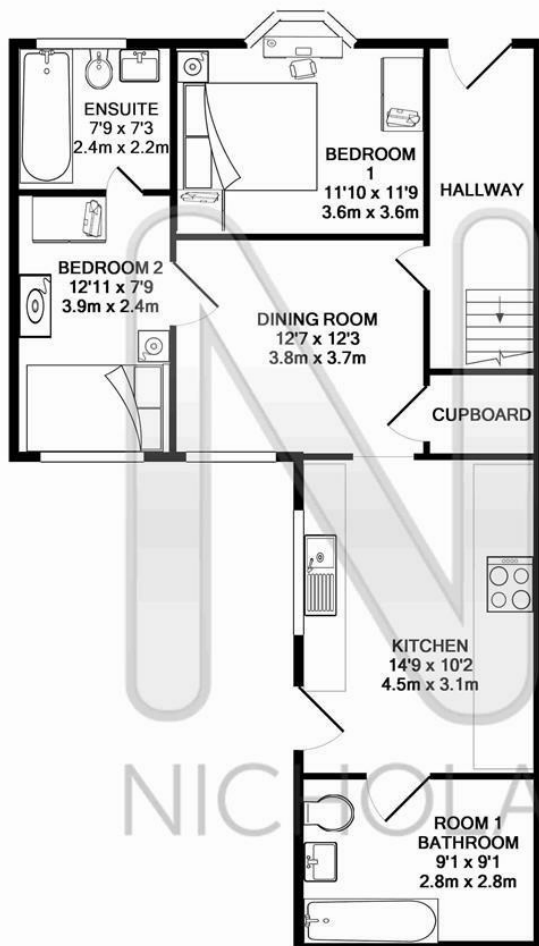


Shared dining room for all the tenants. Dining table, chairs and a shared TV. Under stair storage is also located in this room, this is where the large freezer can be found.

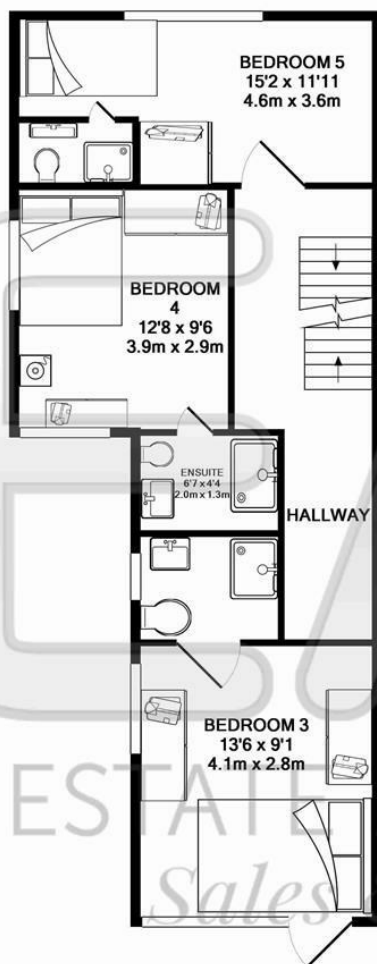
Garden



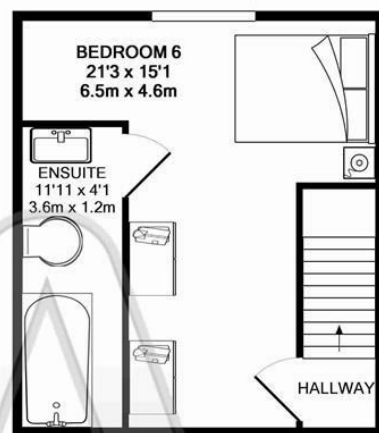
Enclosed rear garden with side access, large shed suitable for storage.



1ST FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.2 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 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) 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		
	65	73
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		
	60	69
England & Wales EU Directive 2002/91/EC		

