



## Star Road Caversham, Reading, Berkshire RG4 5BS

**£750 PCM**

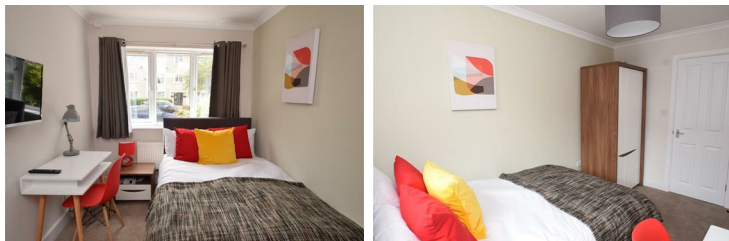
NEA LETTINGS: \*RENT INCLUSIVE OF BILLS\* This is a modern, high quality house share in Caversham, within walking distance to Reading mainline station. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped; all you will need is your suitcase. Rooms are comfortable and are fully furnished with bed with bedside cabinet, wardrobe, chest of drawers and desk. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. Single Occupancy Only. Wi-Fi is available throughout the house with Freeview HD. Price includes all bills (\*excluding TV Licence), there are no hidden extras. 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.

## Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- Room with en suite
- Bills included except TV licence
- Off road parking
- EPC rating D
- Caversham
- Walking distance to Reading mainline station
- Wi-fi available
- Single Professionals only
- Available 1st October

### Bedroom One & en-suite



Room One (Ground Floor). Good sized double bedroom with double glazed windows to the front, carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe, desk and TV. There is an ensuite bathroom with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

### Kitchen



The fully equipped kitchen is both modern and stylish with an inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, tumble drier, large fridge freezer. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans.

### Living Room

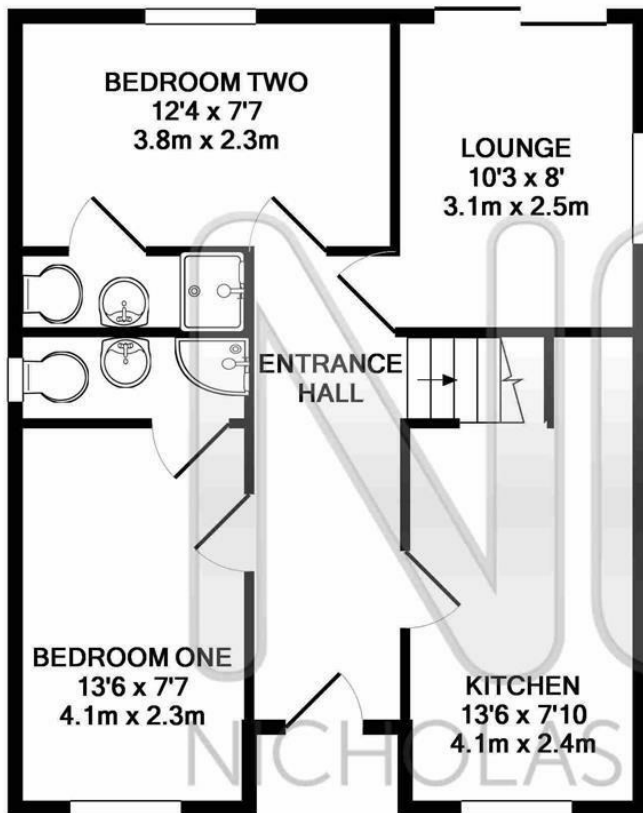


The living room has double doors onto the shared garden, table and chairs and a large sofa and a wall mounted TV. The garden is perfect for summer bar-be-ques, plus there is off road parking to the rear.

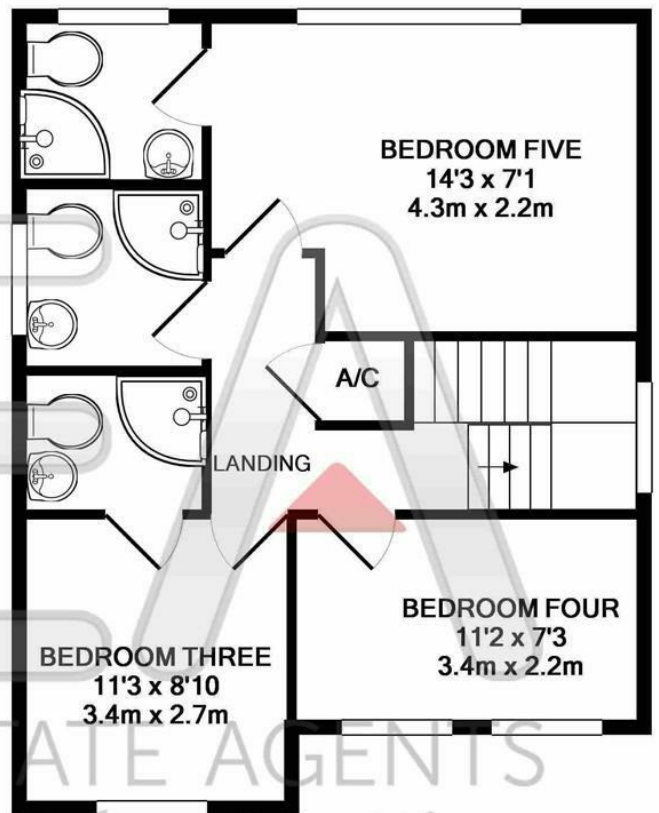
### Garden

A good sized garden, ideal for summer entertaining that wraps round the side and is predominately laid to lawn with shrub borders. There is a paved patio area and rear gate access to the private parking area for several cars.





GROUND FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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>England &amp; Wales</b> EU Directive 2002/91/EC		

