

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Francis Street
Reading, Reading, Berkshire RG1 2QB**

£1,500 Per Calendar Month

NEA LETTINGS: A charming Victorian terraced house retaining many attractive period features. The property benefits from gas-fired central heating and a decked rear garden. The accommodation is arranged over three floors and comprises three bedrooms, a living room, kitchen, bathroom and utility room. Francis Street is a quiet residential street on the outskirts of central Reading, with permit parking and easy access to Reading town centre, The Oracle and the Royal Berkshire Hospital. EPC Rating E.

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.

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Francis Street, Reading, Berkshire RG1 2QB

- NEA Lettings
- Mid Terrace House
- Furnished
- Permit parking
- EPC Rating E
- Reading
- Three bedrooms
- Enclosed rear garden
- Council tax band B
- Available 16th September

Living room



Front door opens to living room, feature fireplace, window to front. Open staircase to first floor, door to kitchen. Furniture includes two sofas, a coffee table and set of shelves

Kitchen



Good sized kitchen with brand new wooden floor and space for dining. Appliances include electric oven and 4 ring gas hob with extractor, fridge, freezer, dishwasher. Furniture includes table and 4 chairs.

Utility room

Door to garden, washing machine

Bathroom



Ground floor bathroom, tiled floor, frosted window to side, tiled

walls, bath with shower over, glass screen, pedestal sink and low level WC. The combi boiler is also housed in the bathroom.

Landing

Carpeted with doors to both bedrooms and stairs to attic room

Bedroom One



Carpeted double bedroom with window to front, built in wardrobe. The furniture includes a double bed, chest of drawers and bedside table.

Bedroom Two



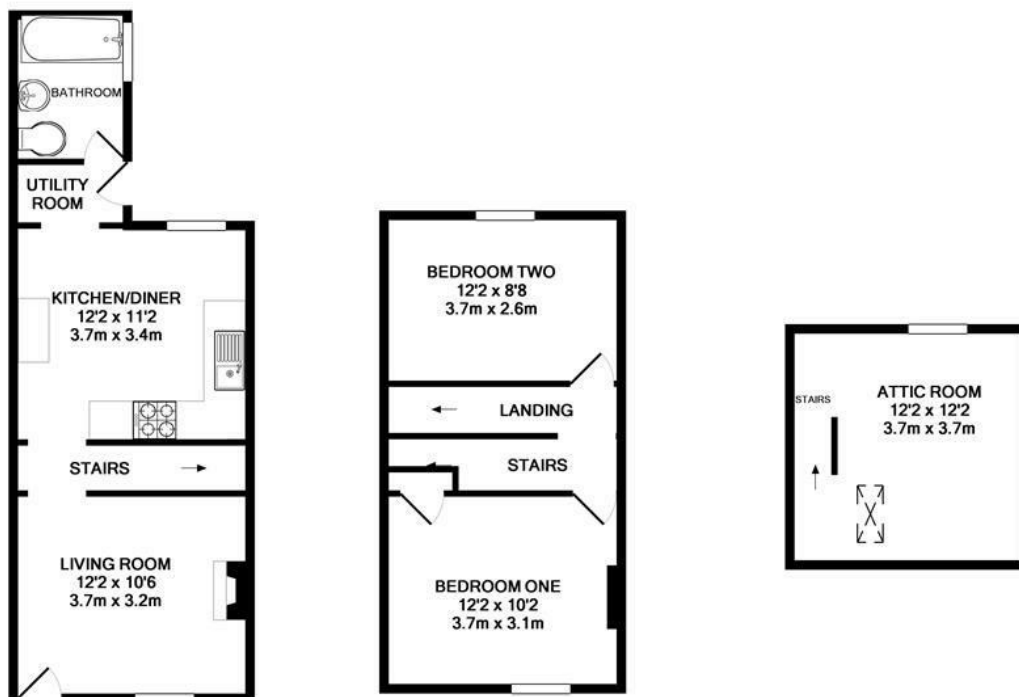
Carpeted double bedroom with window to rear. Furniture includes double bed, chest of drawers and small set of drawers.

Bedroom Three

Carpeted room with velux window to front and window to rear.

Garden

Decked courtyard garden with outdoor table and chairs.



TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 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	43	52
(1-20) G		
Not energy efficient - higher running costs		
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	46	55
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

