







Gosbrook Road
Caversham, Reading, Berkshire RG4 8EG

£850 Per Calendar Month

NEA LETTINGS: Presents this spacious double room with an en-suite bathroom, available in a professional house share in Caversham. Located on the top floor, the room benefits from added privacy as the only room on that level. The property has been thoughtfully designed for working professionals and is fully furnished throughout. The room itself comes complete with a bed, wardrobe, bedside table, and chest of drawers, while the en-suite bathroom features a bath with an overhead shower. Single professionals only. The house offers a fully equipped kitchen with a hob and oven, fridge/freezer, microwave, dishwasher, washing machine, and a separate tumble dryer. There is also a communal dining area with a table, chairs, and a large TV. High-speed Wi-Fi and Freeview HD are available throughout the property. Outside, there is a spacious garden ideal for summer barbecues and on-street parking is available nearby.Wi-Fi and all bills are included in the rent, excluding the TV licence. EPC Rating: D.

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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- NEA Lettings
- Caversham
- Walking distance to Reading mainline
- Large ensuite room in shared house
- Top floor - Single professionals only
- ALL BILLS INCLUDED*
- Shared Kitchen and dining area
- Large communal garden
- EPC Rating D
- Available immediately

Bedroom
1984'10" x 15'1" (605m x 4.6m)






Large carpeted bedroom, with great living space as well. Furniture includes a double bed, two sets of draws, bed side table plus lamp. With door that leads to en-suite.

En-suite Bathroom
11'9" x 3'11" (3.6m x 1.2m)



Off the bedroom is an en-suite bathroom. With bath with shower, sink and WC.

Dining Room
12'5" x 12'1" (3.8m x 3.7m)

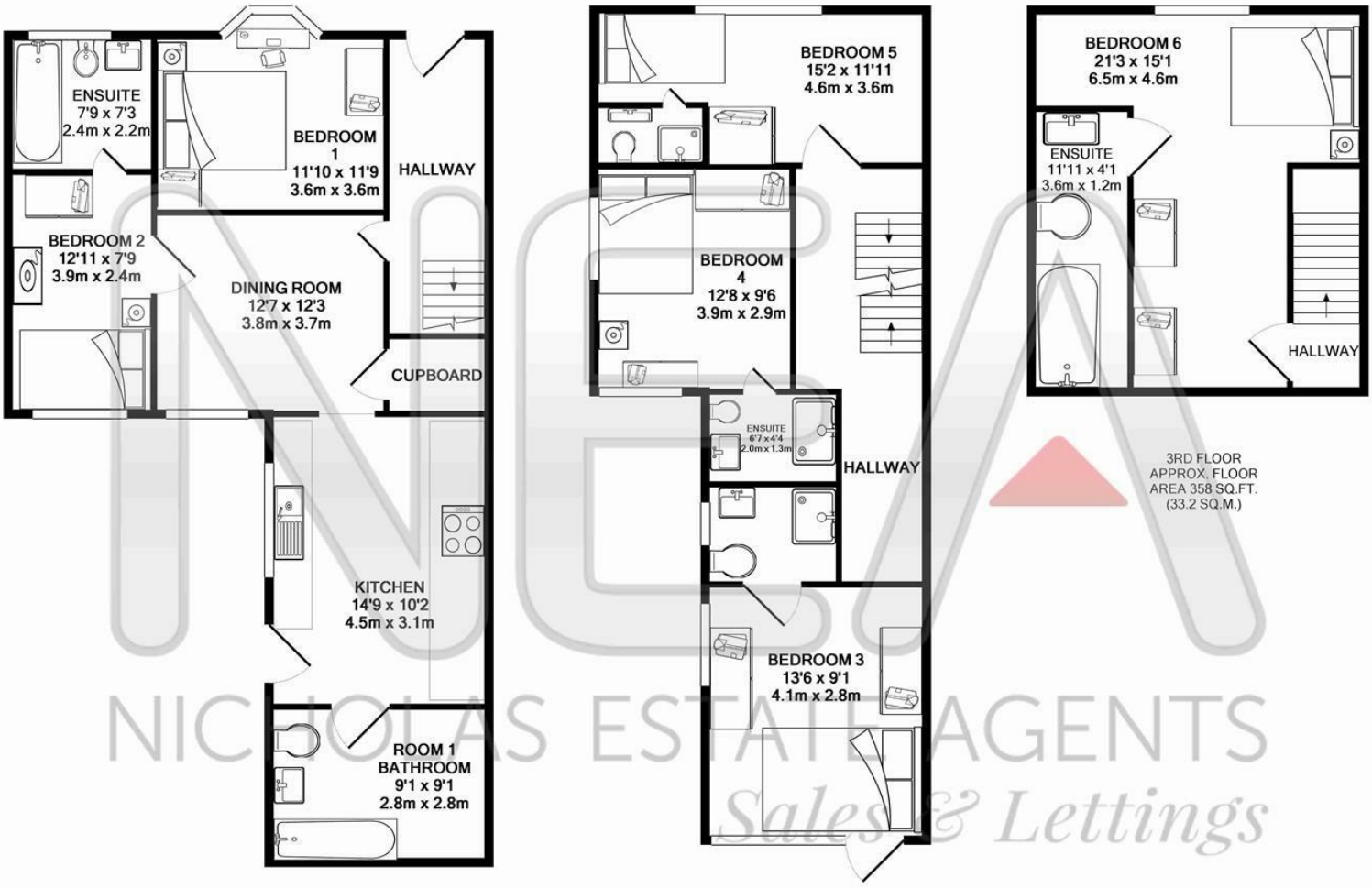



With leads to the kitchen is a shared dining room for all the tenants. With a dining table and chairs and also a shared TV. Under stair storage is also located in this room, this is where the large freezer can be found.

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




Large shared kitchen. With lots of room for individual storage. With fan oven and gas hob, large fridge, washing machine and dryer. Through the kitchen you can gain access to the shared garden.



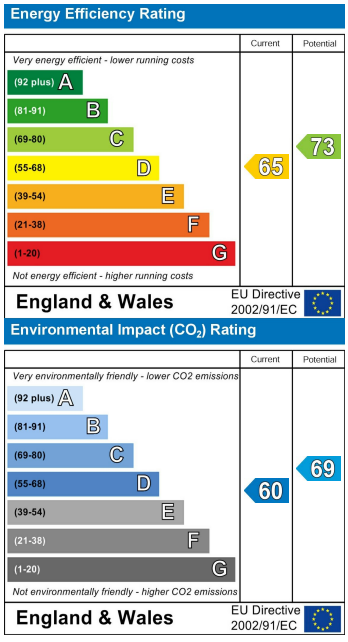
1ST FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)

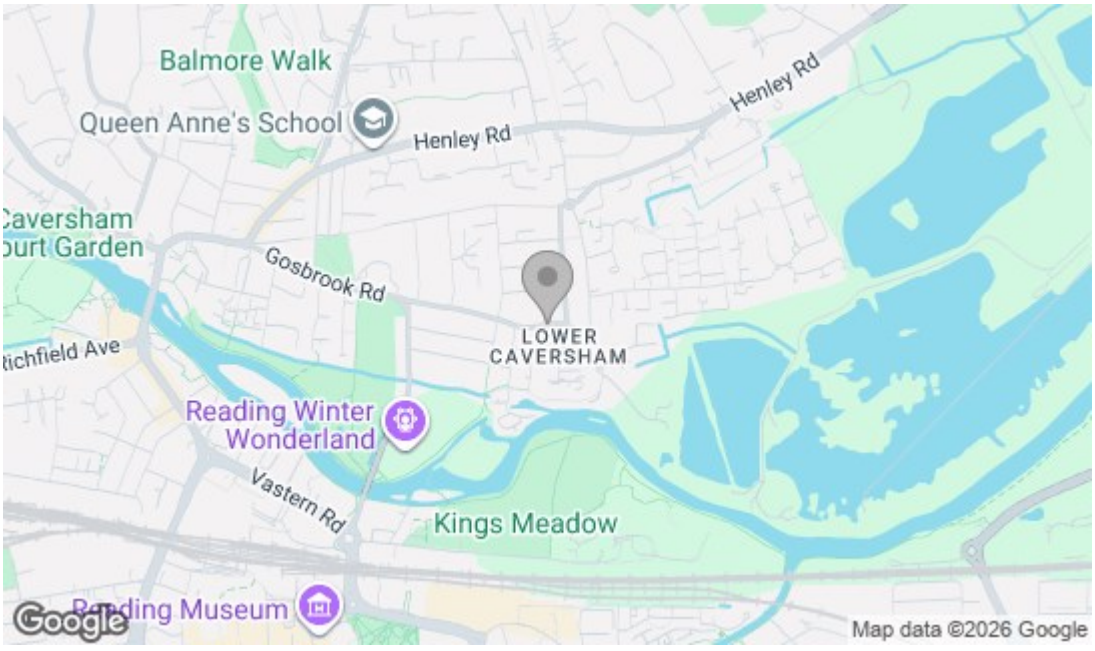
2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.2 SQ.M.)

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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