NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Star Road
Caversham, Reading, Berkshire RG4 5BS

£700 Per Month

NEA LETTINGS: *RENT INCLUSIVE OF BILLS* Caversham is a safe suburb of Reading, with independent restaurants, shops and bars. It is close to the Oxfordshire countryside, so ideal for keen walkers, cyclists, cricket, rowing and other sporting activities. This is a high quality house share in Caversham, close to the River Thames and within a 15 minute walk to Reading and the mainline station. Parking is available at the property. The house has been designed to suit the lifestyles of working professionals, it is finished to a high standard and is fully furnished; all you will need is your suitcase. All other housemates are working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas are cleaned on a regular basis and Wi-Fi is available throughout the house with Freeview HD. EPC Rating D. Single Occupancy Only. Price includes all bills except BBC TV Licence.

Room Four (1st floor): Double bedroom with double glazed windows to the front, carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe and desk. Whilst not en-suite the bathroom is not shared, it is dedicated for use of the room and is just across the landing.

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.

Star Road, Reading, Berkshire RG4 5BS

- NEA Lettings
- Caversham
- Double room with Private shower room
- Shared living room & garden
- ALL BILLS INCLUDED*
- Walking distance to Reading mainline station
- Off road parking
- Single Professionals only
- EPC rating D
- Available 9th December

Bedroom Four





Good sized double bedroom with double glazed windows , carpeted, radiator. The furniture in the room includes a double bed, a large wardrobe, desk. and TV.

Private Shower Room



The bathroom is located across the hall, with cubicle shower, low level WC and wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

Communal 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.

Communal living/dining room

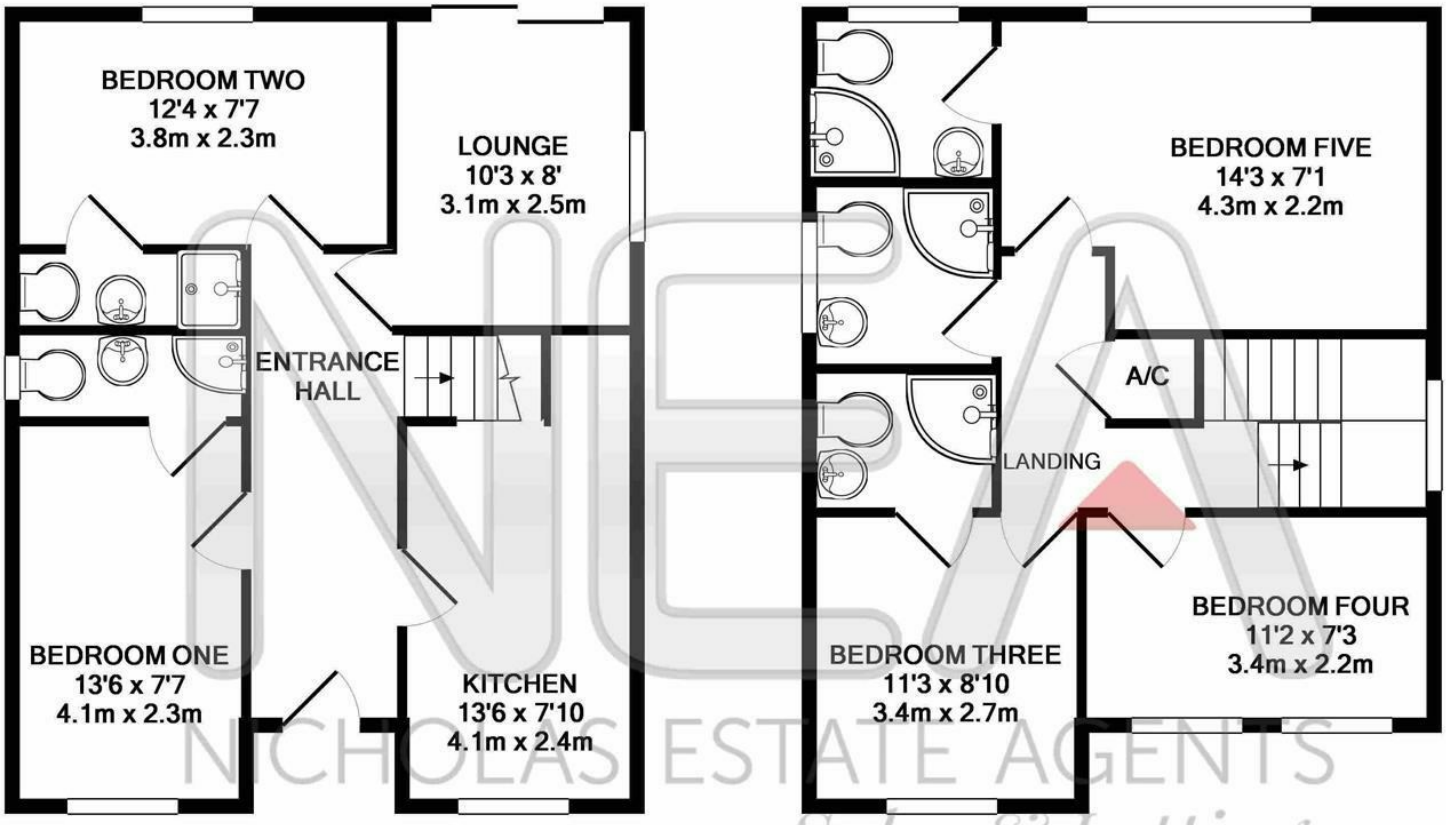



The living room has double doors onto the shared garden, table and chairs and a large sofa and a wall mounted TV. The garden is perfect for summer bar-be-ques, plus there is off road parking to the rear.

Communal 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.



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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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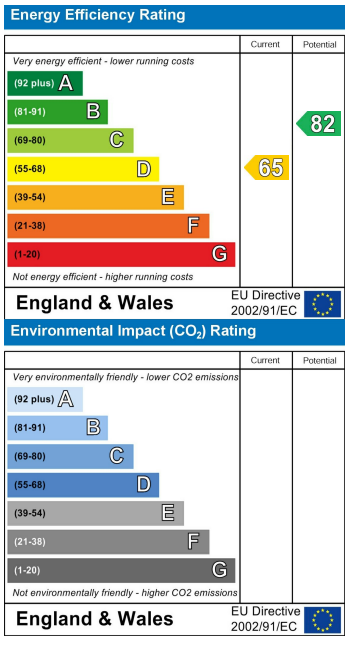

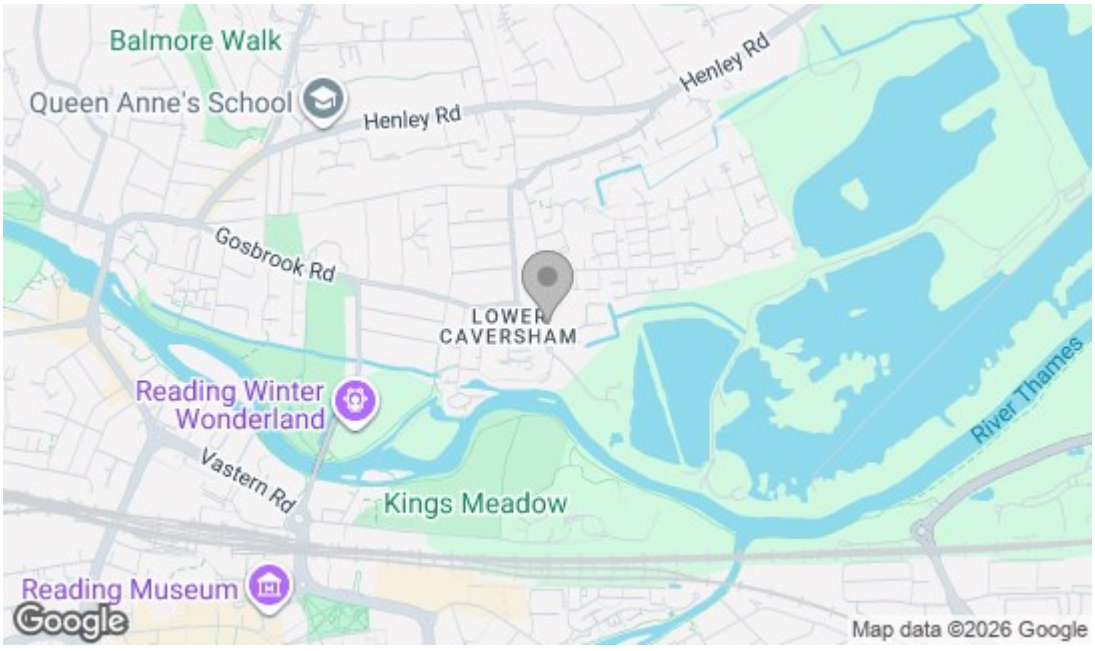

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