



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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



**St. Georges Road  
, Reading, RG30 2RH**

**£650 PCM**

NEA LETTINGS: We are pleased to offer this fully furnished double room with a shared bathroom. The property is ideally located within walking distance of Reading West Train centre and excellent public transport links. We can offer the choice of 2 rooms, one ground floor and one 1st floor for a single professional only. There is a shared shower room on the ground floor. The property benefits from a shared kitchen and garden and includes washing machine and tumble drier. Rent is inclusive of all bills, excluding BBC TV licence and includes WiFi. EPC Rating: D

Room 2 on the ground floor, with window over looking the garden and has a double bed, wardrobe and small shelving unit.

Room 4 is on the 1st floor, with window over looking the garden has two single beds, and a wardrobe and chest of drawers.

Both rooms share a shower room on the ground floor.

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.

## St. Georges Road, Reading, RG30 2RH

- NEA Lettings
- Room in shared house
- Furnished
- Communal garden
- EPC Rating D
- Reading
- Shared shower room (shared with one other)
- Communal kitchen - washing machine & tumble drier
- Bills included in monthly rental
- Available immediately

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>88</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>72</b> |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales                                                 |           |           |
| 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>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</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 |           |           |
| England & Wales                                                 |           |           |
| EU Directive 2002/91/EC                                         |           |           |

