



Cardiff Road, Available, £1,750 Per Month, Unfurnished

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Residential Sales & Lettings

A large end terrace house offering two large double bedrooms plus versatile loft room, situated in a popular residential area within a short walk of Reading town centre. The property is also ideally located close to local amenities including Tesco superstore, convenience shops, pubs and restaurants.

Approached via a small enclosed front garden, the front door opens into an entrance hall with door to the front reception room, large living room with door to the rear garden, fitted kitchen with courtesy door to the garden (with oven, hob, washing machine, slimline dishwasher and fridge/freezer). Stairs rising to first floor landing providing doors to two double bedrooms and family bathroom plus stairs to the spacious loft room. Externally the property offers an enclosed rear garden with patio areas.

Tenants Note/Personal interest.

Please note that our client (the landlord of this property) is related to an employee of Sansome & George Residential Sales LTD.

Property details:

Energy Performance Rating: E - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council

Council Tax: - Band C

Tenancy: An Assured Periodic tenancy.

Possession: Available immediately (subject to the usual formalities).

Rent: £1750 per calendar month paid in advance by Bankers Standing Order.

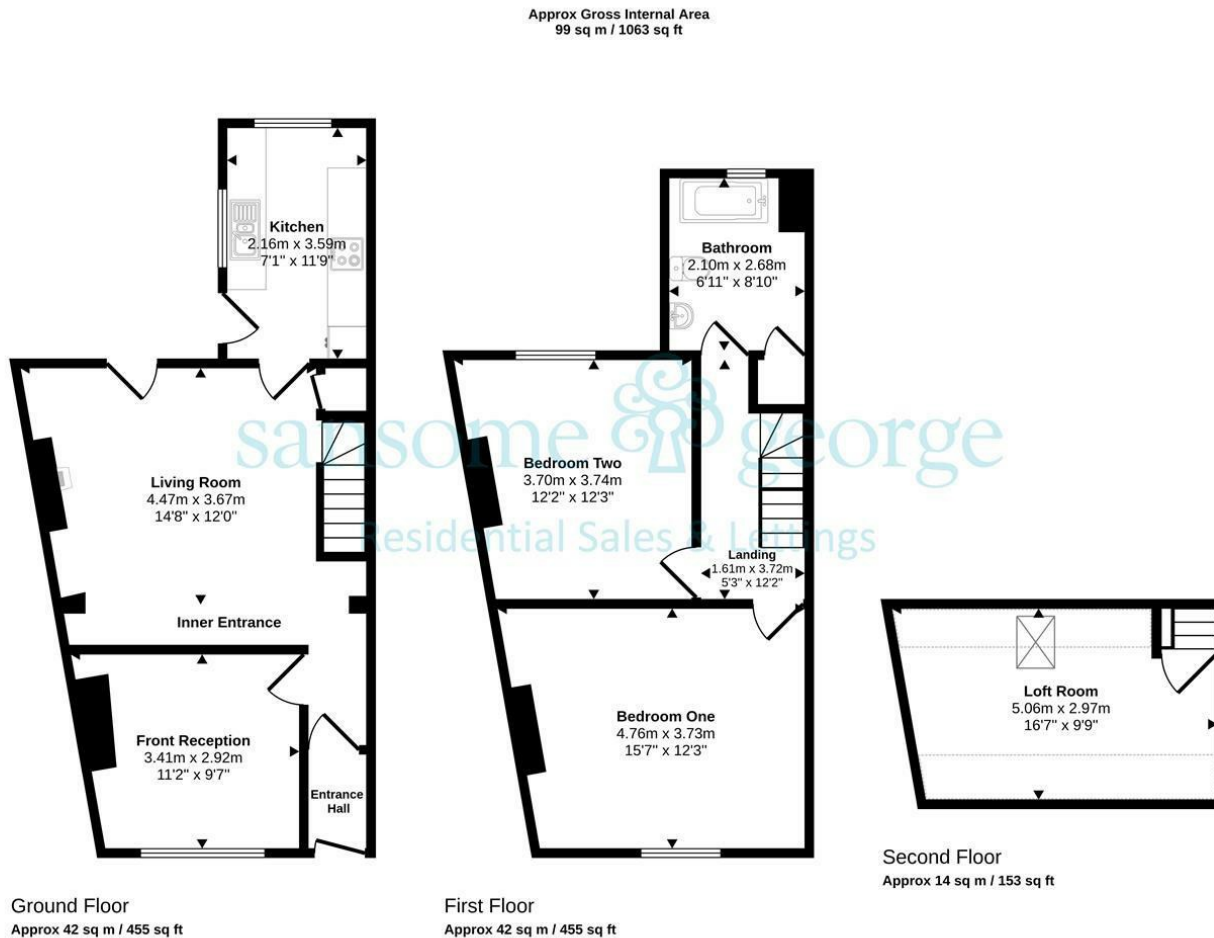
Deposit: £2019.23. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

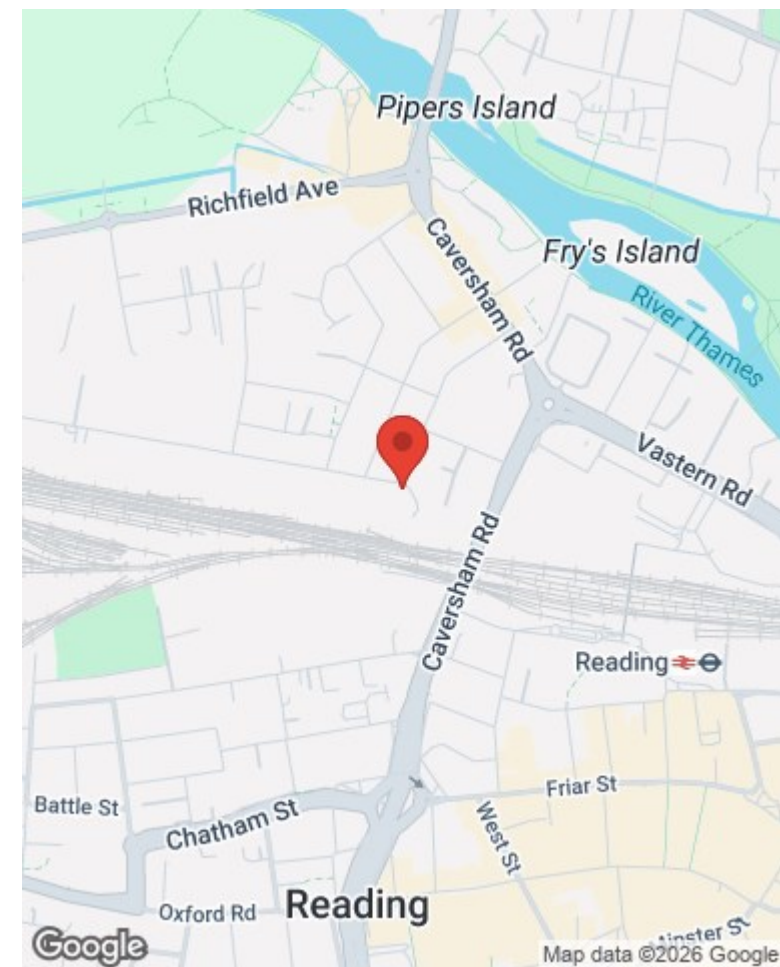
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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