

Bramshaw Road, Available, £1,650 Per Calendar Month, Part furnished

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Residential Sales & Lettings

This well presented three bedroom, semi detached house, benefits from driveway parking to the front and an enclosed rear garden. Conveniently situated within 20 minutes walk of Tilehurst train station and regular bus services to Tilehurst Village and Reading town centre. Amenities within walking distance include a range of local shops, take aways, pubs and gym with Waitrose supermarket and reputable schools also within close proximity.

The property is accessed via an enclosed front garden and driveway, leading to the front door, which opens into a welcoming entrance hall with stairs to the first floor. To the front of the house is a bright and airy bay-fronted living room and to the rear a spacious kitchen/breakfast with door to the enclosed rear garden. The kitchen comes fully equipped with a fridge/freezer, washing machine, electric hob and oven. The rear door opens onto a sizeable private garden featuring a patio area and lawn together with side access to the front of the house. Upstairs, there are three generously sized bedrooms served by a three piece family bathroom with a shower over the bath. To the front of the property is driveway parking for one car and lawn area.

Property details:

Energy Performance Rating: D - 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: £1650 per calendar month paid in advance by Bankers Standing Order.
Deposit: £1903.84. 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 outgoings including, council tax, water, gas, electricity telephone and TV.
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.

Applicants Note:-
Please note that some photographs within these particulars may have been digitally enhanced to improve presentation, including the removal of temporary items and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective tenants should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



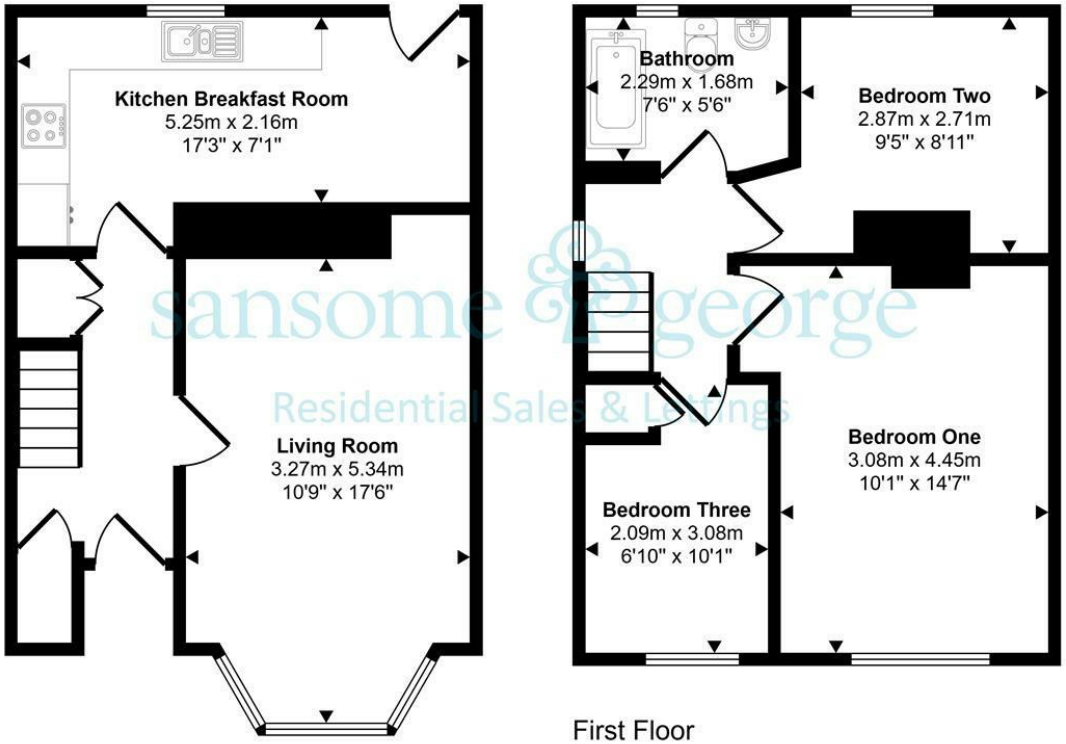








Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 38 sq m / 411 sq ft

First Floor
Approx 39 sq m / 419 sq ft

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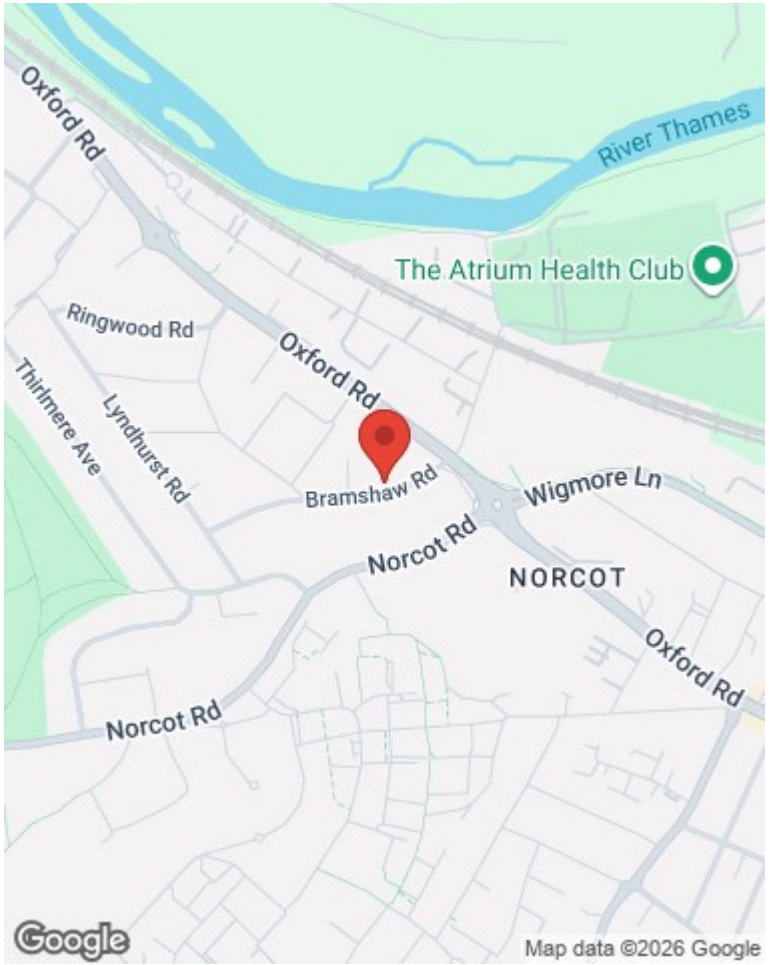
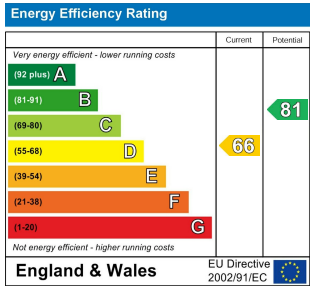
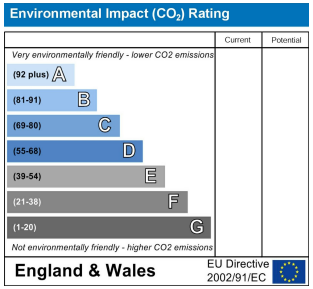
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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







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