



Beecham Road, Available, £1,600 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

This well presented, modernised three bedroom mid terrace house has been recently decorated throughout and features a brand new kitchen. Situated in a popular residential area approximately 1.5 miles west of Reading town centre, the property is conveniently located close to a range of local amenities. Within walking distance are green spaces, schools, a 24 hour gym, cafes, restaurants, pubs, and shops, including Tesco Extra. Reading West train station, with services to London Paddington, Reading mainline, Newbury, and Basingstoke, is around a 15 minute walk, and a 24 hour bus service operates from the bottom of the road.

Accommodation comprises an entrance hall with stairs to the first floor and a door leading to a spacious open plan living and dining room. The modern kitchen provides access to the rear garden, while a four-piece bathroom (shower cubicle, bath, wash hand basin and WC) completes the ground floor. On the first floor are three well proportioned bedrooms (two double, one single). Externally, the property benefits from a fully enclosed rear garden mainly laid to lawn and on road parking is available.

Property Details :-

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

Local Authority: Reading Council

Council Tax- Band C

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause.

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

Rent: £1600 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1846.15 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.

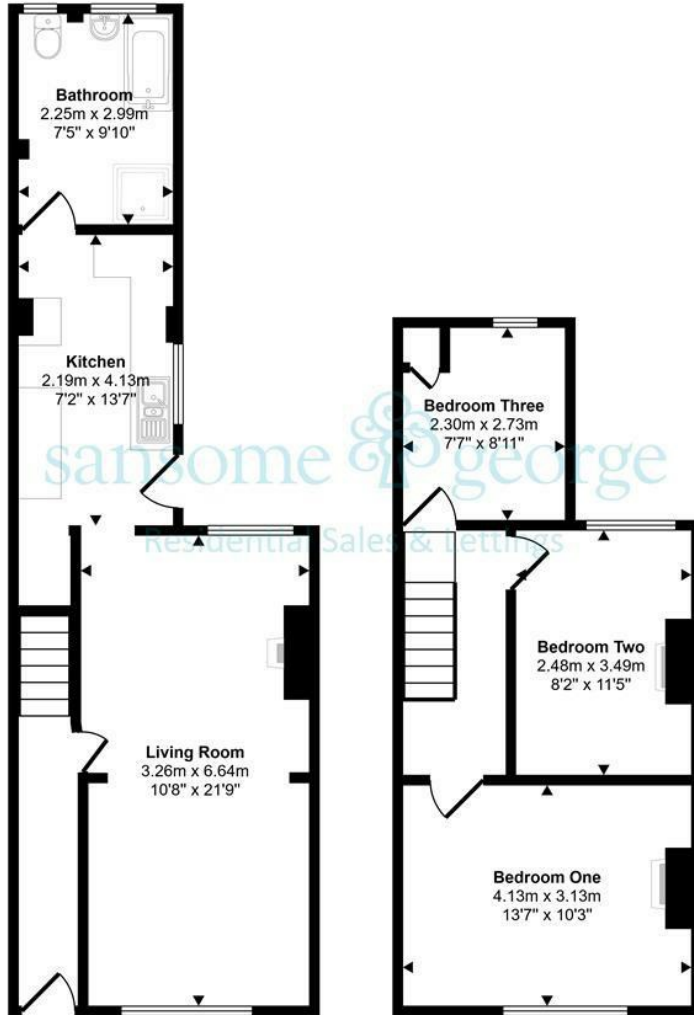
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband & TV

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



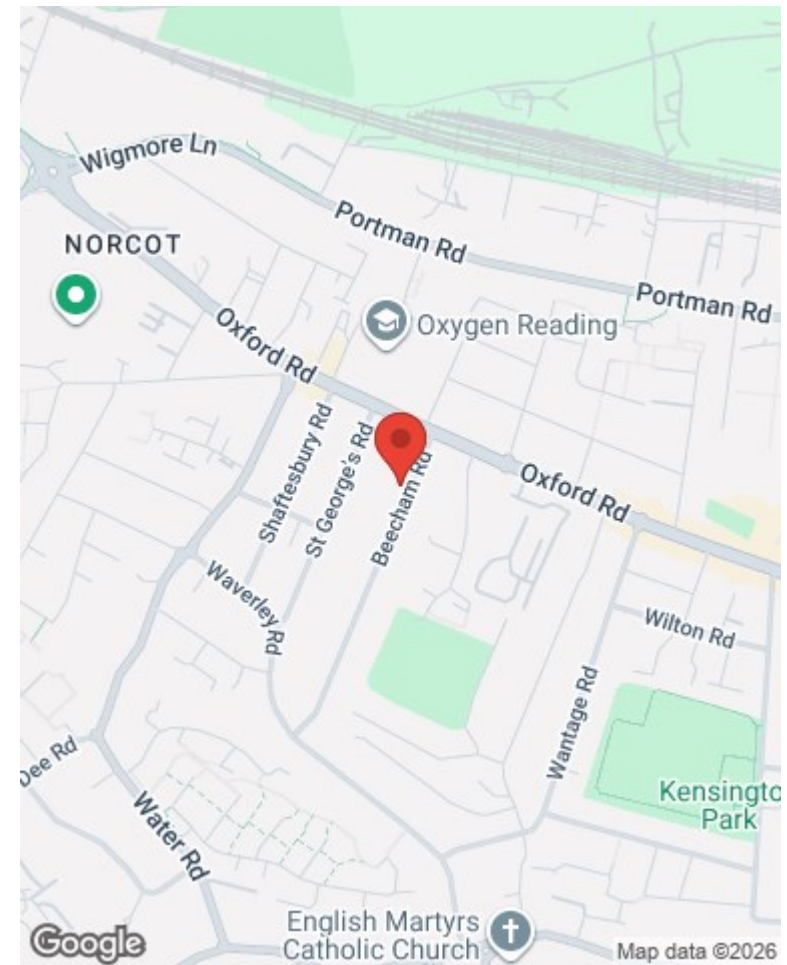
Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 34 sq m / 370 sq ft

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		63	83
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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