



Grovelands Road, Available, £1,675 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A beautifully presented mid terrace house offering two double bedrooms and two bathrooms, located to the west of Reading town centre providing easy access to transport links such as bus routes and J12 M4, as well as both Tilehurst and West Reading train stations and within walking distance of Tesco's 24 hours supermarket.

Approached via a pathway leading to the front door which opens directly into the bay fronted living room, with feature fireplace and ample built in storage, stairs rising to first floor and door to dining room. The dining room also features an ornamental fireplace and door with step down into the modern kitchen, with dishwasher, electric oven and hob, with back door to enclosed rear garden, utility storage (housing the washing machine) and modern downstairs shower room. Upstairs boasts two sizable double bedrooms with ensuite bathroom to bedroom one. Externally there is an enclosed 'Courtyard' style garden. The property further benefits from gas central heating and on-street parking.

(Disclaimer - Photos taken prior to commencement of tenancy)

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 25th September.

Rent: £1675 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1932.69 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.



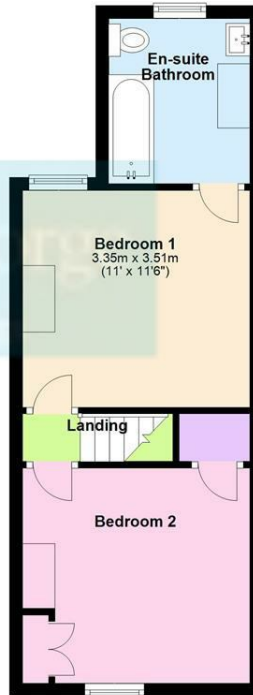
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)

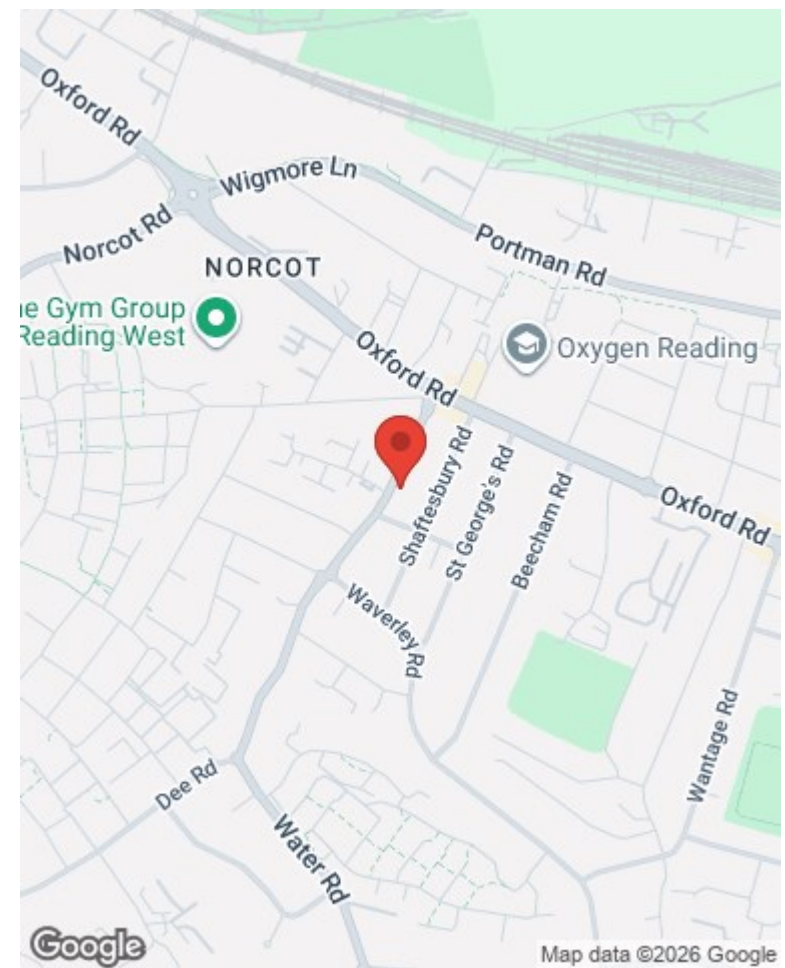


First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 sq. feet)



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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