



Catherine Street, Available, £1,600 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

A well presented, large three bedroom mid-terrace home, ideally situated in a popular residential area close to local amenities including the Tesco superstore, a variety of shops, regular bus routes, and convenient access to West Reading station. From West Reading, there are direct links to Reading, Oxford, Basingstoke, and London Paddington, making this property ideal for commuters.

The accommodation comprises of an entrance hall leading to a spacious dual aspect open plan living/dining room with door leading to a well proportioned kitchen and downstairs bathroom with three piece suite. The kitchen benefits from a courtesy door to the lean to which leads out to the enclosed rear garden. Upstairs, the property offers a generous front double bedroom and a further middle double bedroom and a large single rear bedroom all of which are serviced by the downstairs bathroom. Externally there is a paved front garden and an enclosed, low-maintenance rear garden. Additional benefits include double-glazed windows, gas central heating, and subject to Reading Borough Council's Residents Parking Scheme you may be able to apply for an on-street parking permit.

(Disclaimer - Photos taken prior to commencement of tenancy)

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: Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 10th August (subject to the usual formalities).

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

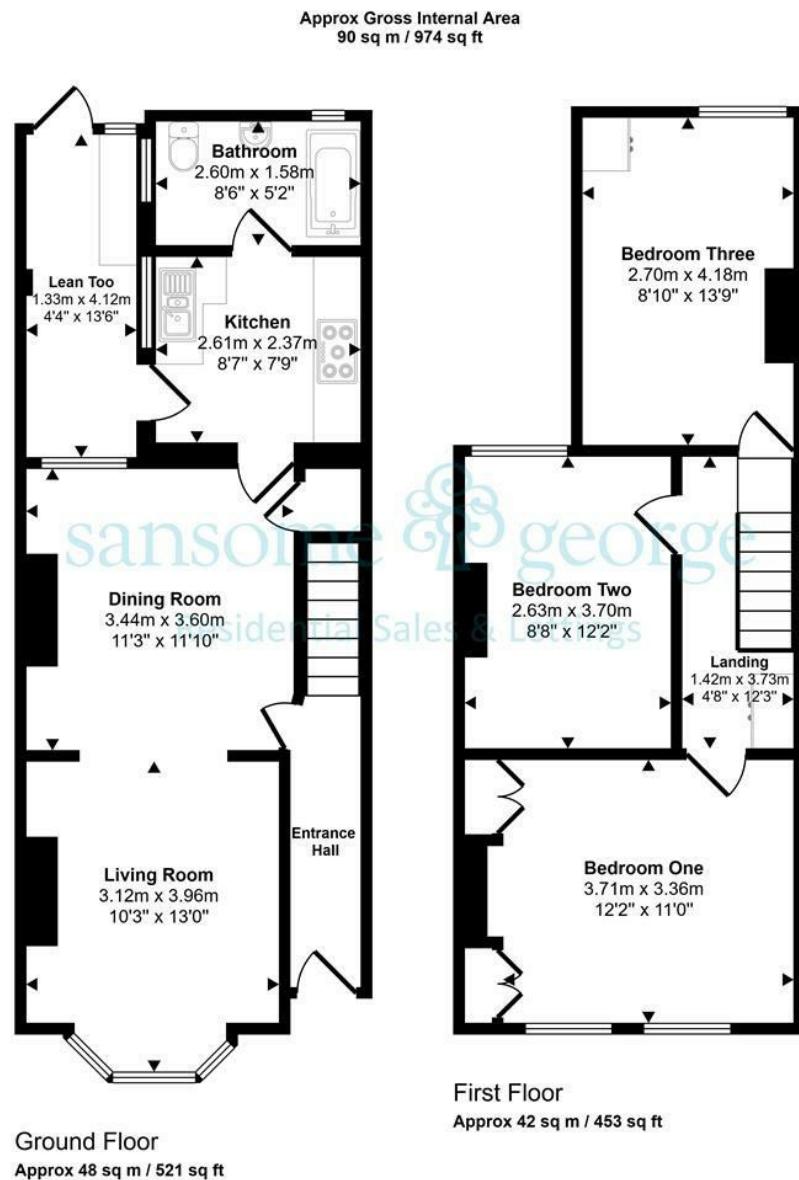
Deposit: £1846.15. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

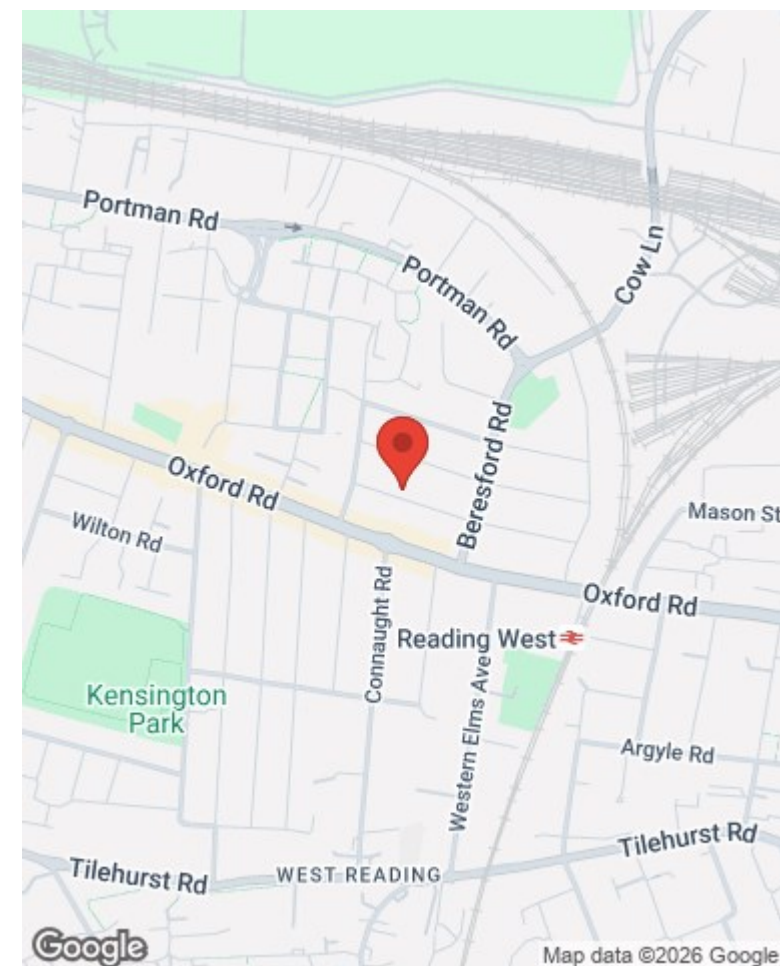
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers. 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		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(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		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation and Misdescriptions Acts

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