

Wensley Road, Reading, Berkshire. RG1.



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Berkshire
Reading RG31 6PR
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Wensley Road, Reading, Berkshire. RG1.

£1,650 pcm

Arins Property Services - Available from the 17th November is this spacious three-bedroom mid-terrace home is ideally located within walking distance of Reading town centre, The Oracle, Reading train station, local schools, and key bus routes. With excellent access to the M4, the location is perfect for commuters. The property offers a bright living room, a generous kitchen/dining area, a downstairs cloakroom, three well-sized bedrooms, and a modern three-piece bathroom. Natural light flows throughout the home, which also benefits from good storage space and a practical layout. To the rear is a low-maintenance terraced garden, providing a private outdoor area. The property also benefits from Gas Central Heating and comes unfurnished.

- Three Bedroom House
- Family Bathroom
- Rear Garden
- Unfurnished
- Living Room
- Kitchen / Diner
- Easy Reach of Reading Town Centre
- Available from the 17th November

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

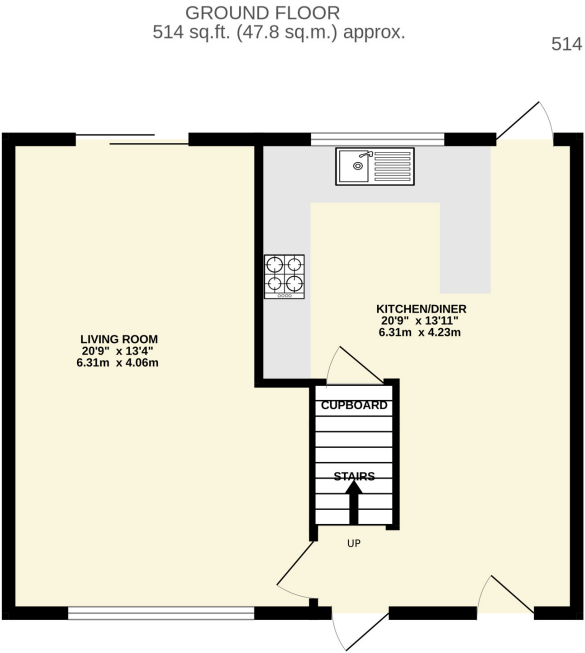


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

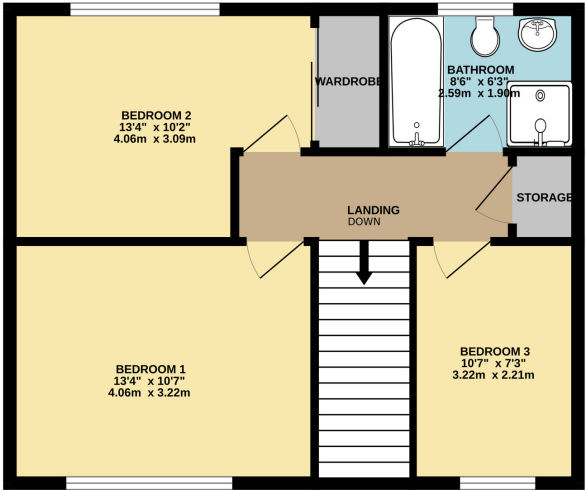
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1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Kitchen

20' 9" x 13' 11" (6.32m x 4.24m)

Living Room

20' 9" x 13' 4" (6.32m x 4.06m)

First Floor

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom Two

13' 4" x 10' 2" (4.06m x 3.10m)

Bedroom Three

10' 7" x 7' 3" (3.23m x 2.21m)

Ground Floor

Rear Garden

Council Tax Band

C

