



GREENHAM AVENUE, BERKSHIRE, RG2 0WU  
£1,895 PER MONTH UNFURNISHED

## MODERN THREE BEDROOM TERRACED HOUSE IN THE POPULAR KENNET ISLAND DEVELOPMENT. UNFURNISHED.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

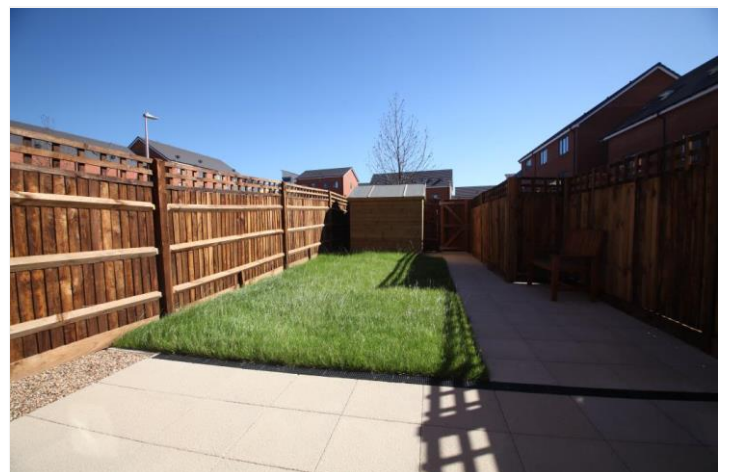


### DESCRIPTION:

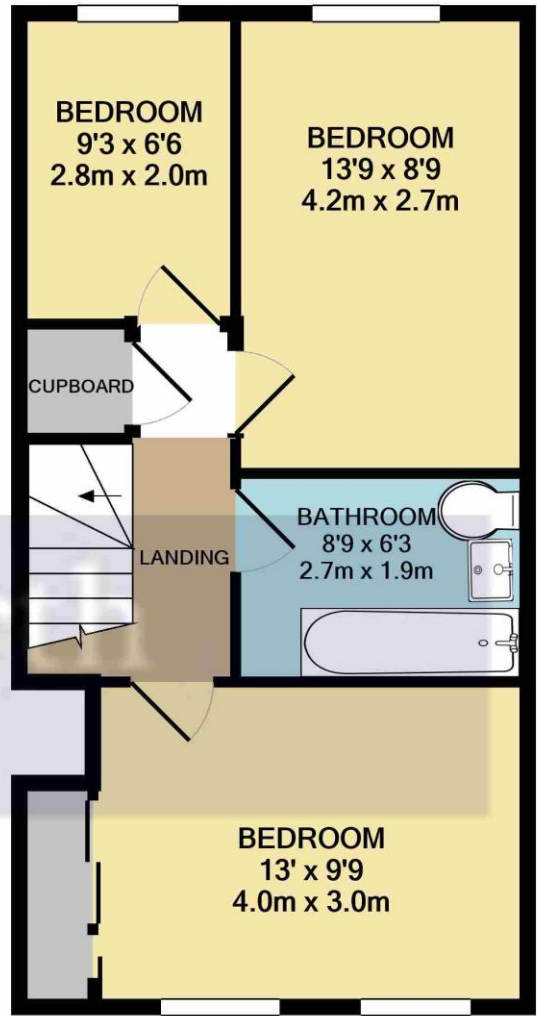
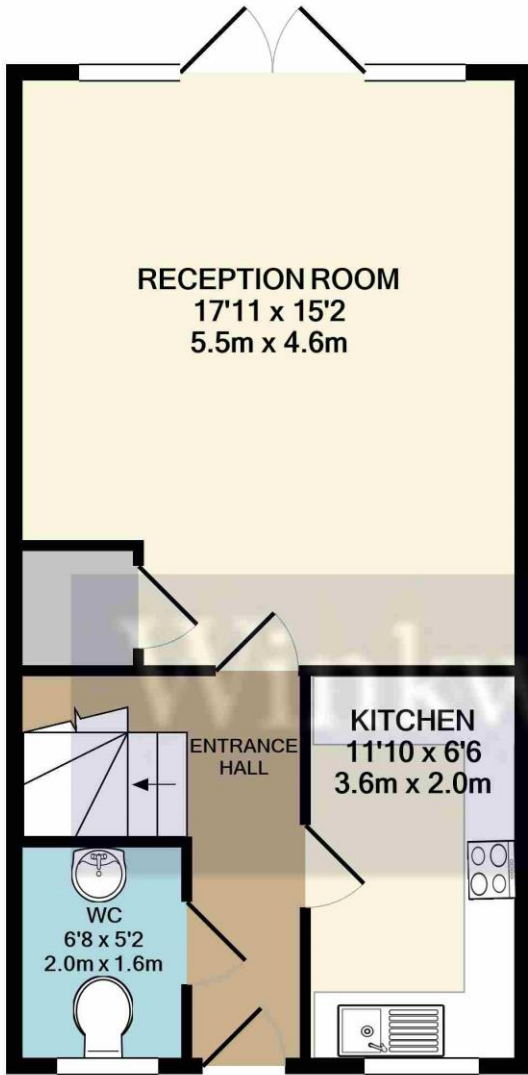
Modern three bedroom terraced house in the popular Kennet Island Development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Accommodation comprises kitchen with integrated Bosch appliances, lounge/diner opening onto the rear garden which gives access to an off road parking space and a downstairs WC. Three bedrooms and a three piece bathroom occupy the first floor. Available 29th June 2024. Unfurnished.

### AT A GLANCE

- Three bedroom house
- Kennet Island location
- Private garden
- Council tax band D
- Off-road parking
- Available 29th June
- Unfurnished







GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,186.54**

**Council Tax Band:D**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
England, Scotland & Wales EU Directive 2002/91/EC

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.