



Hilmanton, Lower Earley, Reading, RG6 4NH

£1,200 per month *Unfurnished*



Located in the popular area of Hilmanton is this one bedroom terraced property located at the end of a quiet cul-de-sac. The property comprises a kitchen, living/dining area, a spacious master bedroom and a three piece suite bathroom. It is also further complimented by a private rear garden and parking. The property is ideally located within walking distance to all local amenities and there are local bus routes into Reading Town Centre, as well as easy access to M4 junctions 10 & 11. Available now, Unfurnished.

KEY FEATURES

- Terraced house
- One double bedroom
- Private garden
- Parking
- Available now
- Unfurnished

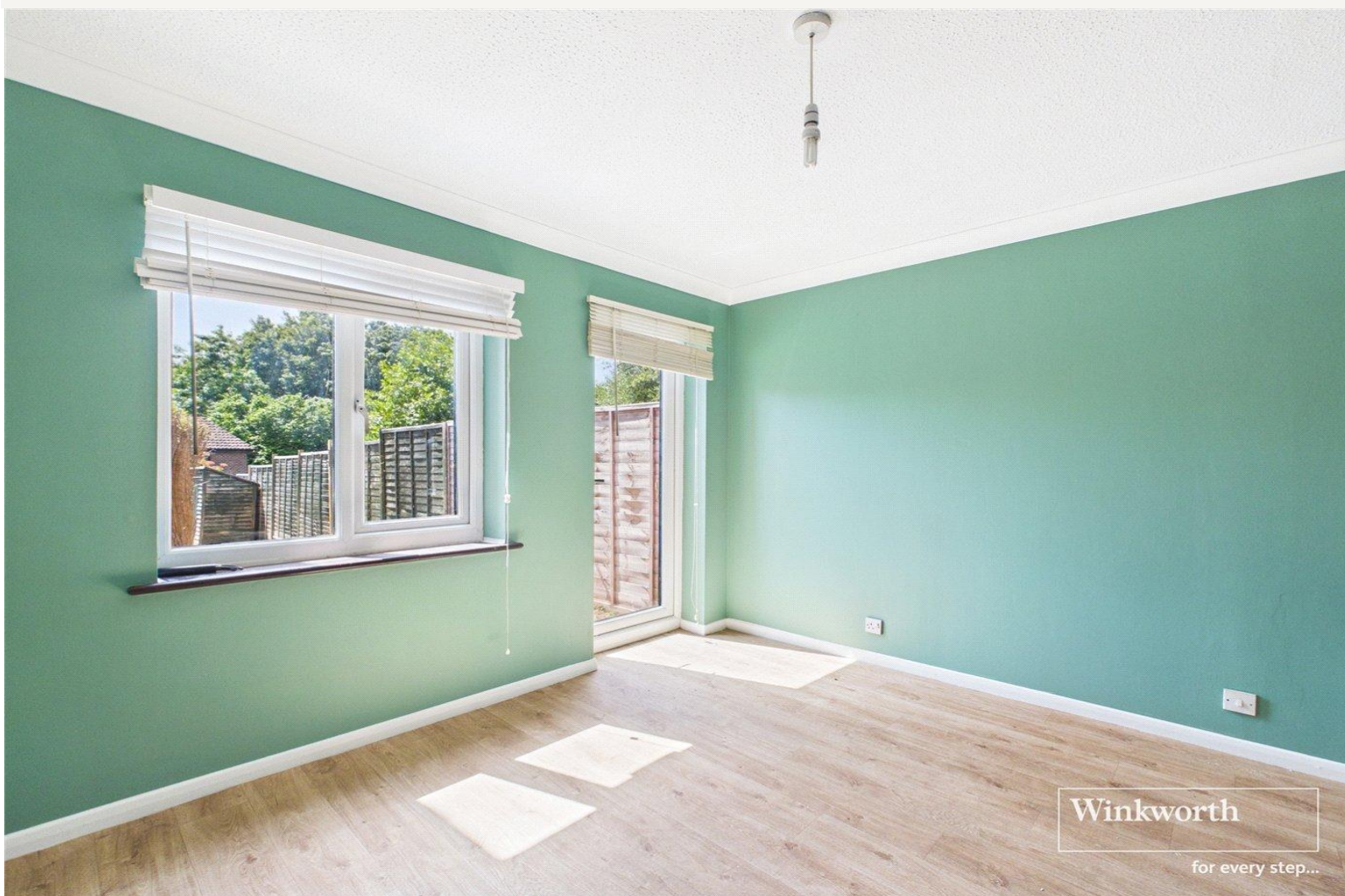


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MATERIAL INFO

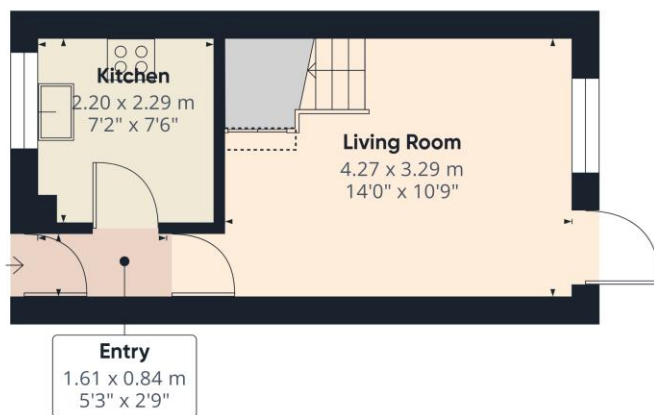
Deposit: £1,384.62

Holding Deposit: £276.92

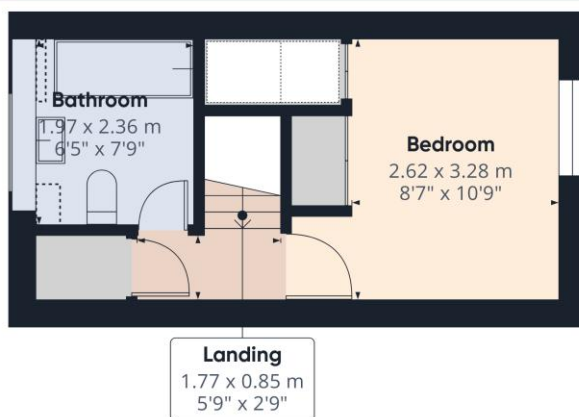
Council Tax Band: C

EPC rating: E

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Ground Floor



Floor 1



Approximate total area⁸⁸

39.1 m²
421 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA160278>

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.

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