



Winkworth

for every step...

Wensley Road, Reading, Berkshire, RG1 6DP

£1,900 per month *Unfurnished*



A Refurbished and Extended 3/4 Bedroom Semi-Detached Home Occupying a Large Corner Plot

Refurbished three/four semi-detached house located close to Reading town centre. The plot, which is one of the largest in the area is set behind a set of wrought iron gates and offers off road parking for several vehicles. The ground floor which has been reconfigured and extended offers a spacious open plan living space with a contemporary fitted kitchen with range of integrated appliances, a WC and a second reception room which could be used as a ground floor bedroom, children's playroom, TV room or office. There is a set of bi-doors opening into the rear garden. On the first floor there are three bedrooms and a new family bathroom. This lovely family home is conveniently located a mile from Reading town centre, close to local amenities and transport links with the number 11 bus stopping on Wensley road, running every 20 minutes and offering access into town in just 10 minutes. Available now. Unfurnished.

KEY FEATURES

- 3/4 semi-detached house
- New Heating System and Boiler
- Council tax band C
- New Fitted kitchen with Integrated Appliances
- Bi-fold Doors Opening into a 50ft Rear Garden
- Driveway Parking for Several Vehicles
- Available now



Winkworth

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...



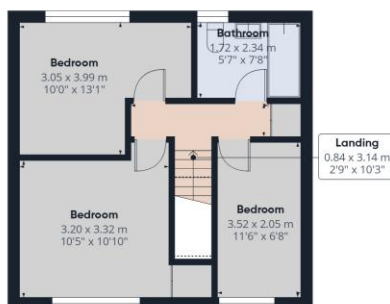


MATERIAL INFO

Deposit: £2,192.31
Holding Deposit: £438.46
Council Tax Band: C
EPC rating: D



Ground Floor



Floor 1

Approximate total area^m

99.1 m²
1068 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

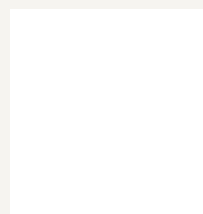
Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/rent/property/REA250999>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

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.