



Winkworth

for every step...

Wantage Road, Reading, Berkshire, RG30 2SL

£2,100 per month *Unfurnished*

A superb three bedroom, two bathroom Victorian semi-detached home with a 100ft+ rear garden, outhouse and loft room. The property has been refurbished to a high standard and is located in this tree lined road just over a mile from Reading Town Centre and a short walk to Prospect Park, Reading's largest public park, and close to local amenities and schools. The generous living accommodation comprises; a large lounge with feature bay window, a dining room with ample storage which leads into the high spec. fitted kitchen complete with quartz work surfaces and a range of integrated appliances including; dishwasher, double oven, microwave, induction hob and an American style fridge/freezer. To the rear of the kitchen there is a lovely marble effect wet room and study. The kitchen, study and bathrooms all have underfloor heating. There are three double bedrooms on the first floor and a family bathroom and a partially converted loft room which is accessed via a loft ladder and offers additional storage. The property benefits from large garden measuring approximately 100ft in length and has a brick built outhouse with power and which would be suitable as a workshop, playroom, gym or for additional storage. There is on road permit parking to the front of the house. Available now. Unfurnished.

3 2 2

KEY FEATURES

- Three Bedroom Victorian Terrace House
- High Spec. Fitted Kitchen
- Two bathrooms
- 100ft + Garden
- Council tax band C
- On road permit parking
- Available now



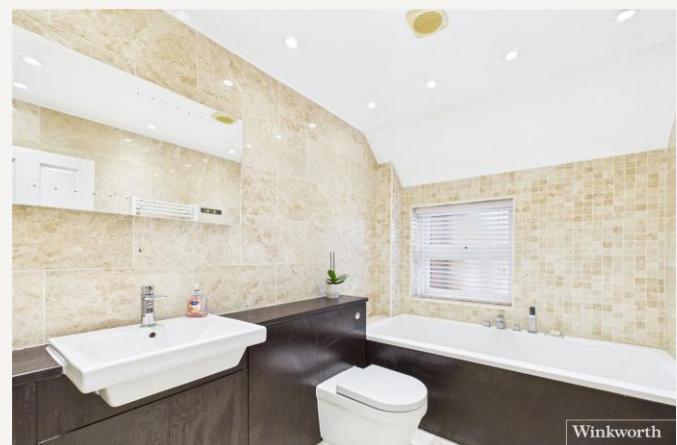
Reading

0118 4022 300 | reading@winkworth.co.uk

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MATERIAL INFO

Deposit: £2,423.08

Holding Deposit: £484.61

Council Tax Band: C

EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾135.4 m²1457 ft²

Reduced headroom

8.9 m²95 ft²⁽¹⁾ Excluding balconies and terraces

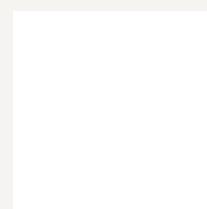
Reduced headroom

..... 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

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


<https://www.winkworth.co.uk/rent/property/REA200601>

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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