



Peppard Road, Emmer Green, Reading, RG4 8TS

£1,500 per month *Unfurnished*

2  2  1 

Two double bedroom Grade II listed cottage which has been refurbished throughout situated in the heart of Emmer Green, close to local shops and amenities. Internally comprising two reception rooms with original working fireplaces, separate kitchen, utility area, bathroom with separate wet room area, whilst to the first floor there are two double bedrooms. The property further benefits from a private rear garden and off road non-allocated residents parking. Available 25th November 2026. Unfurnished.

KEY FEATURES

- Mid 19th Century Grade II Listed Cottage
- Two Bedrooms
- Council tax band C
- Southerly Facing Garden
- Available 25th November
- Unfurnished
- PETS CONSIDERED



Reading

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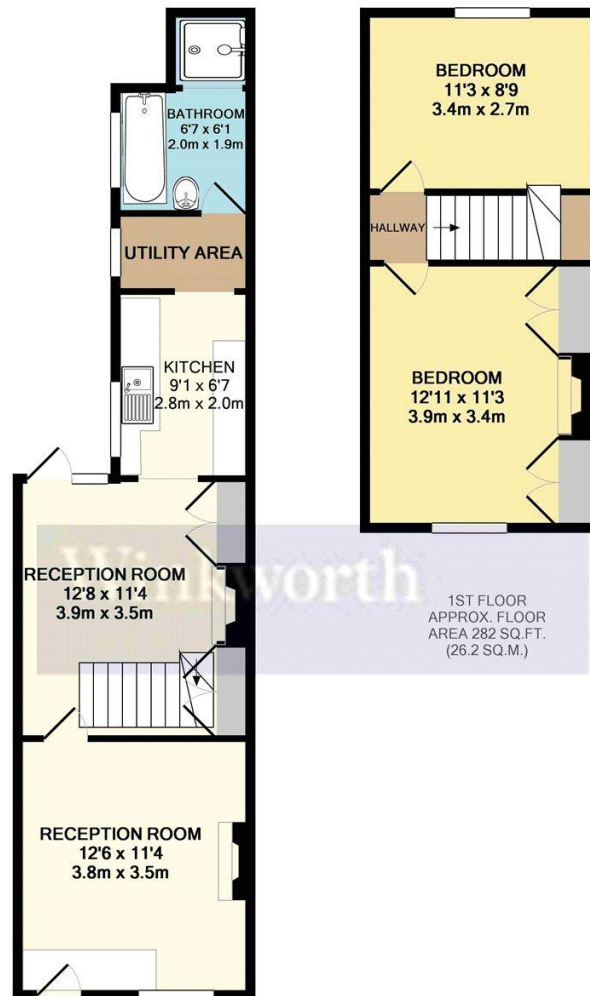
MATERIAL INFO

Deposit: £1,730.77

Holding Deposit: £346.15

Council Tax Band: C

EPC rating: C



1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA180044>

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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