



Winkworth  
for every step...

## Gosbrook Road, Caversham, Reading, Berkshire, RG4



£1,000 per month *Furnished*

### Newley Refurbished En-Suite Room to Rent

**RENT INCLUDES ALL BILLS:** Situated within a recently refurbished six bedroom detached HMO property, this room benefits from a double bed, bedside table, wardrobe and en-suite bathroom. The property has been finished to an immaculate specification including a landscaped garden, brand new kitchen with two hobs & two ovens and communal dining/living space. Located on the popular Gosbrook Road in lower Caversham just 1.0 mile from the Reading train station and 1.1 miles the Oracle shopping centre. This room is offered furnished. **ALL BILLS INCLUDED.** Available NOW!

### KEY FEATURES

- Newley refurbished
- En-suite double room
- Private bathroom
- Furnished
- Communal Garden
- **ALL BILLS INCLUDED**



### Reading

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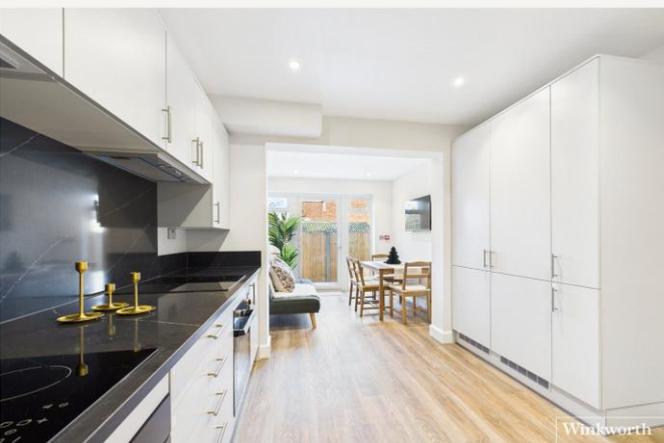
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#### MATERIAL INFO

**Deposit:** £1,153.85

**Holding Deposit:** £219.23

**Council Tax Band:** Included in rent

**EPC rating:** C



Approximate total area<sup>(1)</sup>  
14.7 m<sup>2</sup>  
159 ft<sup>2</sup>

(1) Excluding balconies and terraces

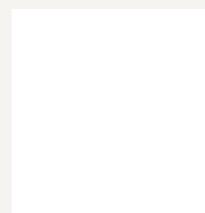
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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/REA251157>

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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