



PELL STREET, BERKSHIRE, RG1 2NZ
£1,295 PER MONTH UNFURNISHED

**TWO BEDROOM TERRACED HOUSE WITHIN
 WALKING DISTANCE OF READING TRAIN
 STATION AND TOWN CENTRE.**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Two bedroom terraced house within walking distance of Reading train station and town centre. The property comprises of two reception rooms, modern kitchen, bathroom with shower, two double bedrooms and a private rear garden. On road permit parking. Available Now. Unfurnished.

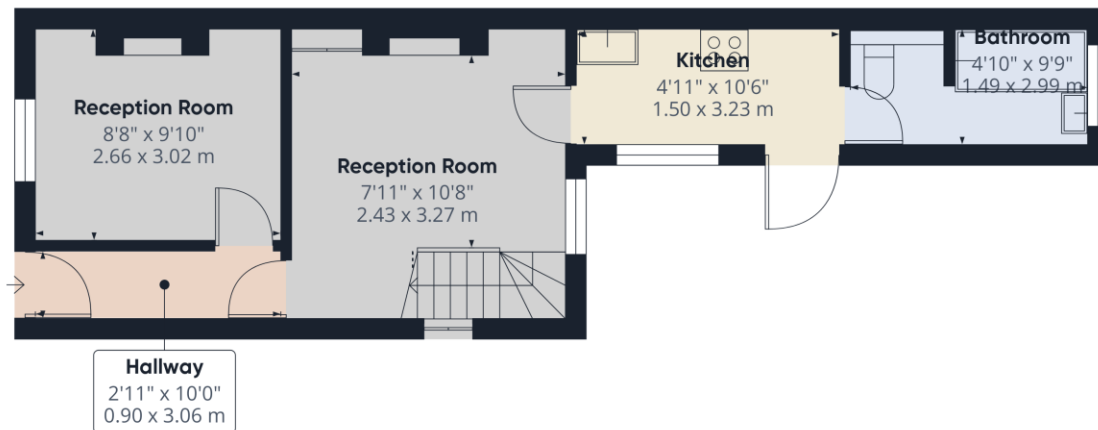
AT A GLANCE

- Two bedroom terraced house
- Close to Reading town centre
- Private rear garden
- Council tax band B
- On road permit parking
- Available now
- Unfurnished





Winkworth



Ground Floor



Floor 1

Approximate total area⁽¹⁾

555 ft²
51.6 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £1494.23

Holding Deposit: £298.84

Council Tax Band: B

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

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.