



CONNAUGHT ROAD, BERKSHIRE, RG30 2UP  
£1,595 PER MONTH UNFURNISHED

**WELL PRESENTED TWO BEDROOM MID-TERRACE HOUSE LOCATED IN WEST READING. AVAILABLE NOW.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Two bedroom mid-terrace house conveniently situated close to local amenities, schools and transport links. The property comprises spacious reception room, separate kitchen with utility area, two double bedrooms and a three piece bathroom. Additional benefits include on road permit parking through Reading Borough Council and private rear garden. Available now. Unfurnished.

## AT A GLANCE

- Two bedroom terrace house
- Well presented throughout
- On road permit parking
- Council tax band C
- Available now
- Unfurnished
- PETS CONSIDERED









Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

745 ft<sup>2</sup>

69.3 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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: £1,840.38**

**Holding Deposit: £368.07**

**Council Tax Band: C**

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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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