



Coley Avenue, Berkshire, RG1 6LN

£2,300 per month *Unfurnished*

5 1 2

Five bedroom detached house located in a sought-after residential neighbourhood, close to local amenities, schools, and transport links and within easy reach to Reading Town Centre and Train Station. Accommodation comprises spacious living room, kitchen/diner, modern shower room, second reception room that could be used as bedroom and a small bedroom/study on the ground floor. Three bedrooms and a three piece bathroom occupy the first floor. Additional benefits include off road parking for multiple cars and a private rear garden. Available now. Unfurnished.

KEY FEATURES

- Five bedroom detached house
- Close to Reading town centre
- Off road parking for multiple cars
- Council tax band E
- Available now
- Unfurnished



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

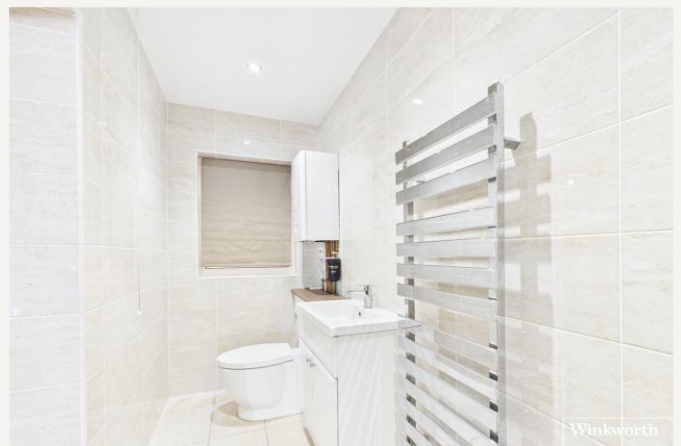




Winkworth



Winkworth



Winkworth



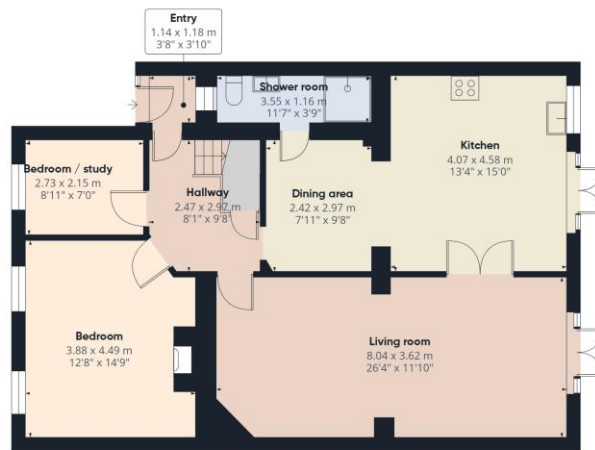
Winkworth

MATERIAL INFO

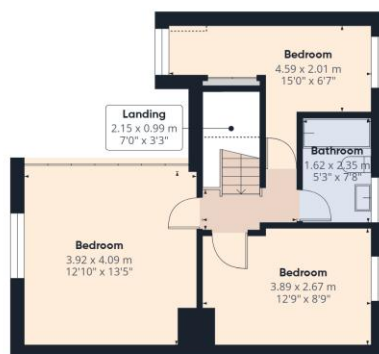
Deposit: £2,653.85

Holding Deposit: £530.76

Council Tax Band: E



Ground Floor



Floor 1

Winkworth

Approximate total area⁽ⁿ⁾130.6 m²1405 ft²

Reduced headroom

0.1 m² 1 ft^2

(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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 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/REA250753>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

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.