



sansome & george

Thirlmere Avenue, Available, £1,600 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

This newly decorated and well-maintained three bedroom, semi detached house, benefits from driveway parking to the front and an enclosed rear garden. Conveniently situated within 20 minutes walk of Tilehurst train station and regular bus services to Tilehurst Village and Reading town centre. Amenities within walking distance include a range of local shops, take aways, pubs and gym with Waitrose supermarket and reputable schools also within close proximity.

The property is accessed via steps leading down to the front door, which opens into a welcoming entrance hall with stairs to the first floor. To the front of the house is a bright and airy living room, which leads through to a spacious kitchen/breakfast room at the rear. The kitchen comes fully equipped with a fridge/freezer, washing machine, electric cooker, and dishwasher. A rear door opens onto a private garden featuring a patio area and lawn. Upstairs, there are three generously sized bedrooms served by a three piece family bathroom with a shower over the bath. To the front of the property is driveway parking for one car.

Property details:

Energy Performance Rating: D - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council

Council Tax: - Band C

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available immediately (subject to the usual formalities).

Rent: £1600 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1846.15. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

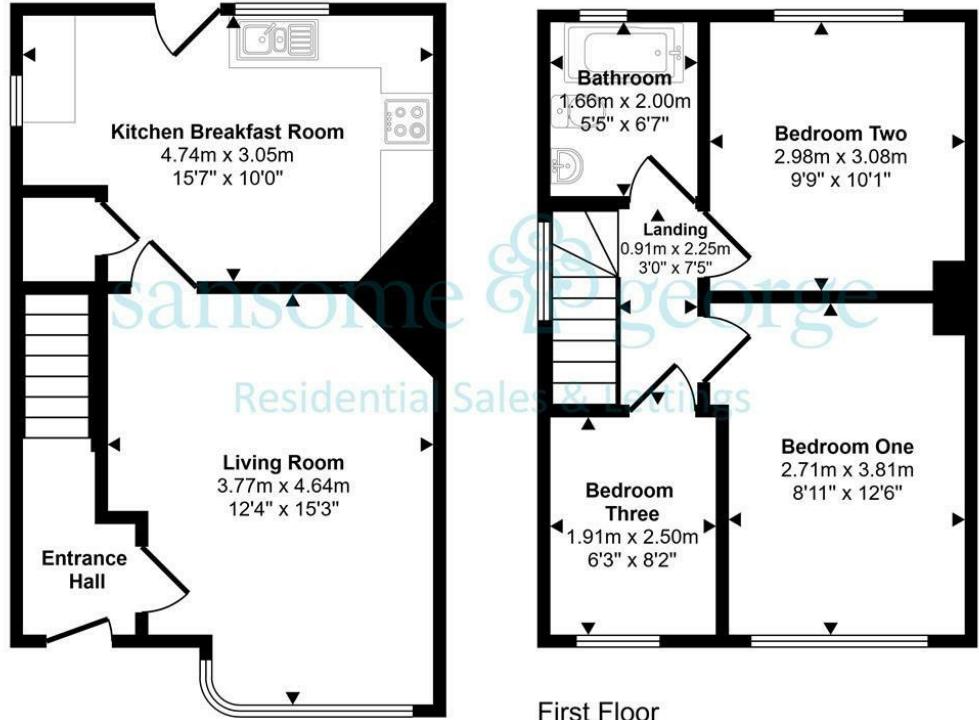
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



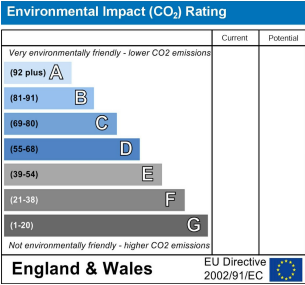
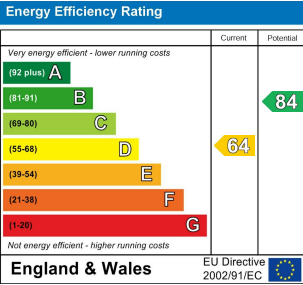
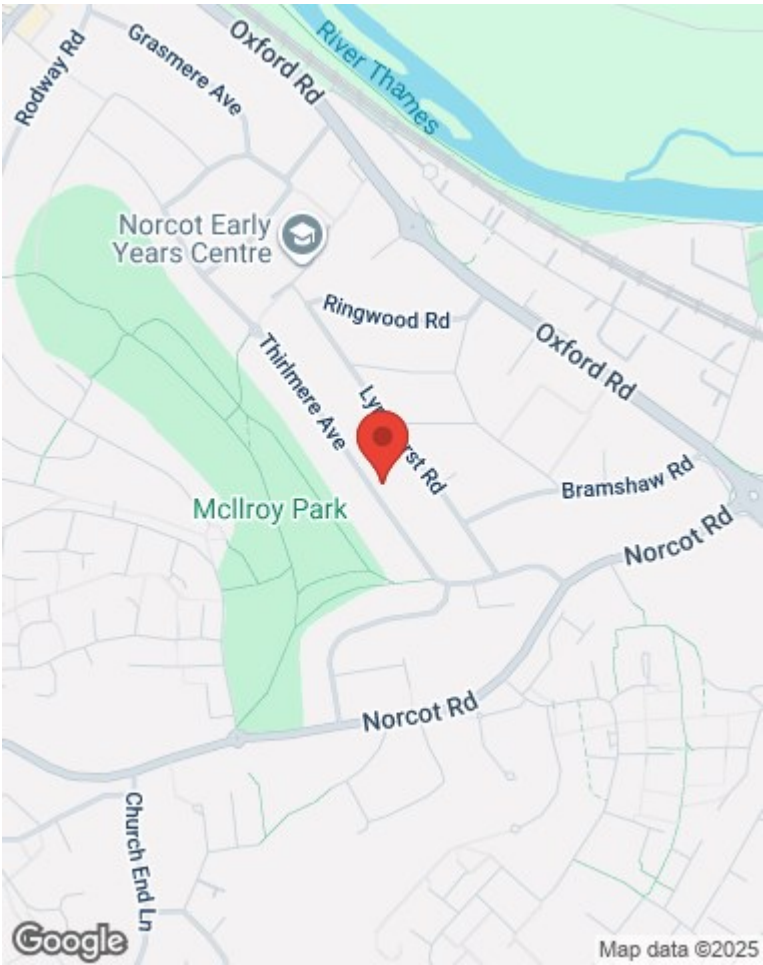
Approx Gross Internal Area
69 sq m / 747 sq ft



First Floor
Approx 34 sq m / 362 sq ft

Ground Floor
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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