



22 Norfolk Road  
, Reading, Berkshire, RG30 2EE

£750 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is pleased to offer this beautiful double room available immediately, fully furnished with a double bed, a Smart TV, a chest of drawers, a bedside table with a lamp and a large wardrobe. This room has a separate and private study room that provides a desk and chair, ideal for working



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(102-140) A		90	(92-100) A		90
(91-101) B			(81-91) B		
(69-90) C			(59-80) C		
(35-68) D	58		(39-54) D	58	
(29-54) E			(21-38) E		
(21-28) F			(15-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- Double room with shared bathroom
- Shared house with shared facilities
- Fully furnished throughout
- All bills included + Wi-Fi
- Large kitchen/Breakfast Area
- Separate communal lounge/diner
- Finished to an exceptionally high standard
- Walking distance to Reading

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Reading

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements