

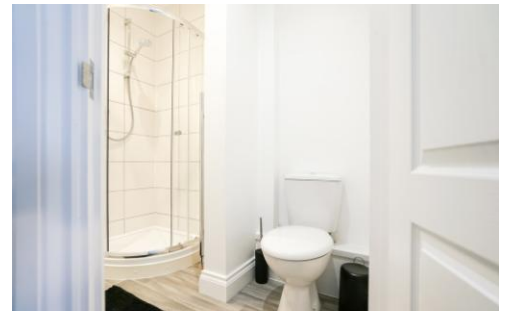


22 Norfolk Road  
, Reading, Berkshire, RG30 2EE

£750 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this great quality FOUR bedroom shared house with a beautiful kitchen/Breakfast area & separate Communal Lounge (There is 1x large shared bathroom on the 1st floor & 1x shared shower room on the 2nd floor) in a strictly PROFESSIONAL house (\*\*Academic students



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		
(92-100) A		90	(92-100) A		90
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	58		(39-54) E	58	
(21-38) F			(21-38) 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	

- En-Suite double room
- 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 Town Centre

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**PRS** Property Redress Scheme

**mydeposits.co.uk**

**CMP** Client Money Protect

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Brunel Road  
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 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