

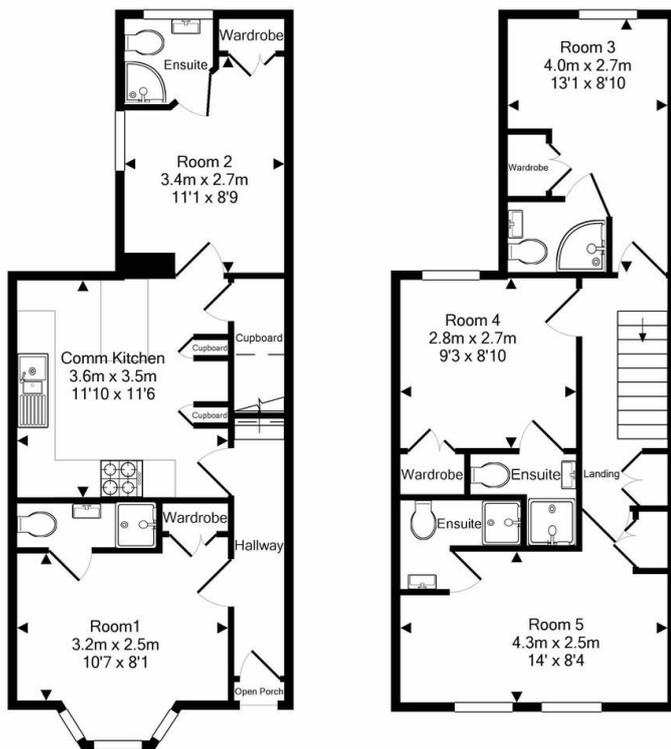


76 Curzon Street
, Reading, Berkshire, RG30 1DA

£675 pcm

Property Summary

Pillar Properties 'Effortless Living' - Is proud to offer this top quality DOUBLE room with its own EXCLUSIVE EN-SUITE SHOWER ROOM in a strictly PROFESSIONAL house (**Academic students considered) The room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/breakfast with wall mounted SMART



| Energy Efficiency Rating | | | Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-100) A | | 88 | (92-100) A | | 88 |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

- Double en-suite shower room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Communal kitchen/dining area
- Communal rear garden
- Walking distance to Reading West
- Walking distance to Town Centre
- Finished to a high standard
- First to view will reserve!

Ground Floor
Approx. Floor Area 42.2 Sq.M.
(454 Sq.Ft.)

1st Floor
Approx. Floor Area 41.7 Sq.M.
(449 Sq.Ft.)
Total Approx. Floor Area 83.9 Sq.M. (903 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 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