



**WOOLHAMPTON, READING, RG7 5FT**  
£1,750 per month\*

**Carter Jonas**

Modern 3 bed house in a small development on the edge of Woolhampton village offering high fixtures and fittings.

Entrance hall, cloakroom, cream shaker style kitchen with built-in appliances (Bosch double oven, 4 ring gas hob, fridge, freezer, dishwasher, and washer-dryer. Spacious reception room with French doors to the rear patio.

Main bedroom with large built-in wardrobe and ensuite shower room, family bathroom and 2 further bedrooms.

Enclosed rear garden with patio, gas fired central heating (via Calor Gas) and 3 allocated parking spaces to the rear.

Available for an initial 12-month tenancy.

EPC Rating C. Council Tax Band E (West Berks Government website for current cost)

Mains electric, calor gas and water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

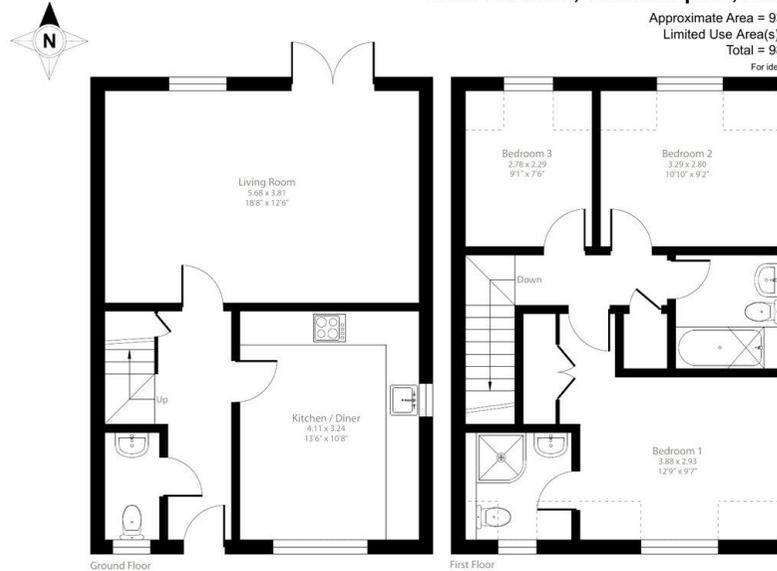
At a rent of £1750.00 per calendar month: Holding deposit of 1 week's rent £403.00, Security deposit of 5 weeks rent £2019.00.

- Council Tax Band = E
- Deposit Required = £2019.00
- Long Let
- Entrance hall
- Cloakroom
- Kitchen/breakfast room
- Living/dining room
- Main bedroom with en suite
- 2 further bedrooms
- Family bathroom
- Garden
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Reed Gardens, Woolhampton, Reading, RG7

Approximate Area = 932 sq ft / 86.5 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Total = 986 sq ft / 91.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Carter Jonas. REF: 1228933



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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