



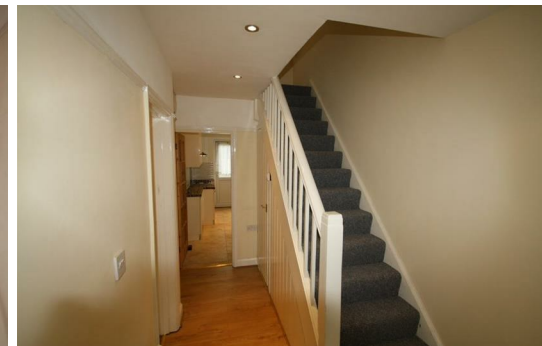
**Anderson Avenue, Reading
Berkshire RG6 1HD**

£525 Per Month

A very spacious rooms available TO LET within this professional houseshare. The property has a total of 4 bedrooms, and 2 bathrooms, along with newly refitted high specification 'handleless' kitchen and recently refitted bathrooms.

This property includes all bills including Council tax, Gas, Electricity, Water & Wifi. The property is cleaned once a week. It also includes a washing machine and tumble dryer, and further benefits from being in a quiet residential road, with a large private garden and plenty of parking yet also giving good access into Reading town centre, A329M, A4 & M4 motorway.

Additional Fees: Nil





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

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