



**UPPER BUCKLEBURY, READING, RG7**  
£3,000 per month\*

**Carter Jonas**

Beautifully presented 4 bed detached house with a large private garden and detached garage.

Situated towards the end of a quiet cul de sac in this popular village. Light and airy throughout with a great family orientated layout.

Entrance hall, cloakroom, large dual aspect kitchen dining room with french doors onto the garden offering a great family space (with integrated cooker and freestanding fridge), utility room with side access (with washing machine). Double aspect sitting room with gas fire and second reception room doors to the rear garden.

Principal bedroom with ensuite shower room and wardrobe, 3 further double bedrooms, large family bathroom with bath and shower.

Detached double garage (with a single garage door and side access), gated driveway and surrounding gardens.

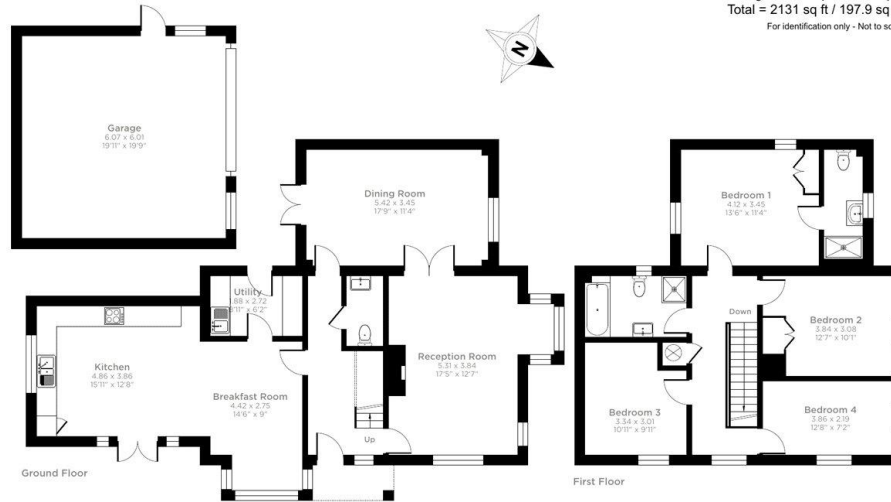
EPC Rating C. Council Tax Band G (West Berks Government website for current cost). Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3000.00 per calendar month: Holding deposit of 1 week's rent £692.00, Security deposit of 5 weeks rent £3461.00

- Council Tax Band = G
- Deposit Required = £3,461.00
- 4 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTIONS
- LARGE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GARAGE
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

Approximate Area = 1738 sq ft / 161.4 sq m  
Garage = 393 sq ft / 36.5 sq m  
Total = 2131 sq ft / 197.9 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). ©nichicom 2028. Produced for Carter Jonas. REF: 1472998



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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