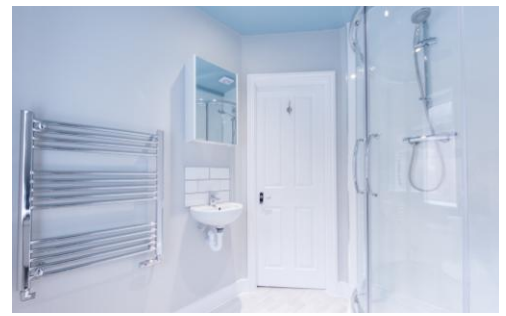


51 Norfolk Road  
, Reading, Berkshire, RG30 2EG

£695 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 18th December 2020 and ALL BILLS ARE INCLUDED. Fully fitted kitchen/lounge with wall mounted



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) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		81
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>D</b>		
(21-38) <b>F</b>			(21-38) <b>E</b>		
(1-20) <b>G</b>			(1-20) <b>F</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		65			65
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- En-Suite double room
- High specification
- Fully furnished
- All bills included + Wi-Fi
- Large communal kitchen/lounge
- Large communal rear garden
- Meticulously maintained
- Close to public transport links
- Close to public amenities
- First to view will reserve!

**Zoopla**  
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**PrimeLocation**  
Find the home you deserve

**SPAREROOM.co.uk**

**PRS** Property Redress Scheme

**mydeposits.co.uk**

**CMP** Client Money Protect

c/o Kirkpatrick and  
Hopes Ltd, Merlin  
House  
Brunel Road  
Reading

www.pillar.properties  
hello@pillar.properties  
07468529075

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