

MRKT

PROPERTY EXPERTS

Wesley Road, BH12 3BE

£1,600 Monthly

TO LET



Property Features:

- Unfurnished
- Unfurnished

Description

The house is split over three levels, with the ground floor comprising of a modern fitted kitchen, with integrated appliances, a WC and a large living/dining area which opens up to the rear garden with feature French doors. There is also an under stairs storage cupboard. The second floor consists of a large double bedroom, family bathroom, airing cupboard, and a good sized single bedroom. The large master suite is situated on the top floor, with ample space for storage, and en-suite bathroom.

The private garden at the rear is a mixture of grass and paved areas, and the front garden is lawned, and hedged.

The property also benefits from solar panels on the roof., full double glazing, and gas central heating throughout.

The location of the property puts it close to Ashley Road and its community of shops and cafes, is within walking distance of good local parks and schools as well as the popular Ashley Cross. There are also excellent public transport links with regular bus services around the conurbation just a minute from the property, and there is also a 'Beryl Bike' stop close by, and railway stations at Parkstone and Branksome also near.

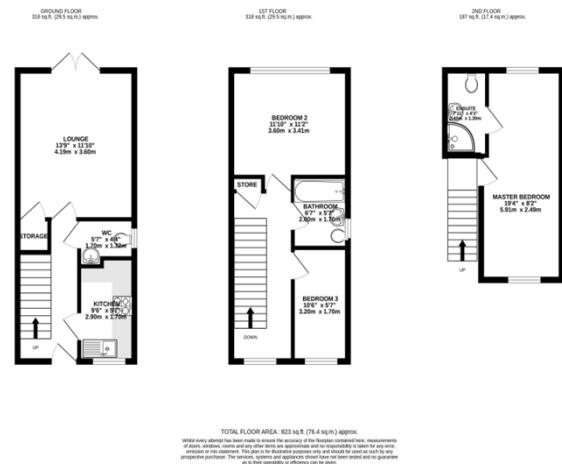
Other Information -
Council Tax - Band C

Reading

Room Dimensions

- Kitchen (Ground Floor)
- Bedroom 2 (First Floor)
- Kitchen (Ground Floor)
- Bedroom 3 (First Floor)
- Kitchen (Ground Floor)
- Ensuite (Second Floor)
- Kitchen (Ground Floor)
- Master Bedroom (Second Floor)
- Lounge (Ground Floor)
- Bedroom 2 (First Floor)
- Lounge (Ground Floor)
- Bedroom 3 (First Floor)
- Lounge (Ground Floor)
- Ensuite (Second Floor)
- Lounge (Ground Floor)

Floor Plan



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(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	
89	90		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC