



INSTOW ROAD, READING, BERKSHIRE, RG6 5QJ  
£1,895 PER MONTH UNFURNISHED

**THREE BEDROOM SEMI-DETACHED HOUSE IN  
POPULAR AREA OF EARLEY. AVAILABLE NOW.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Three bedroom semi-detached house located in a popular area of Earley and is within the Maiden Erlegh school catchment. The property comprises living room, kitchen/diner and shower room on the ground floor. Three bedrooms and a modern shower room occupy the first floor. Additional benefits include driveway parking for multiple cars, private rear garden and a garage. Available now. Unfurnished.

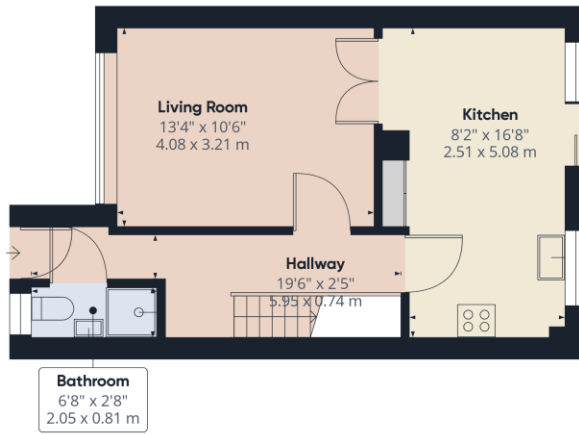
## AT A GLANCE

- Three bedroom semi-detached house
- Two shower rooms
- Driveway & garage
- Private rear garden
- Council tax band D
- Available now
- Unfurnished

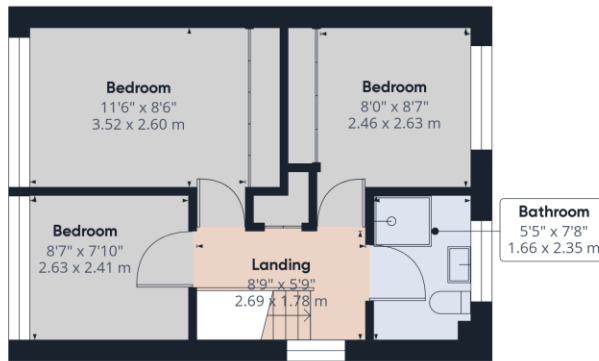








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
761.76 ft<sup>2</sup>  
70.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

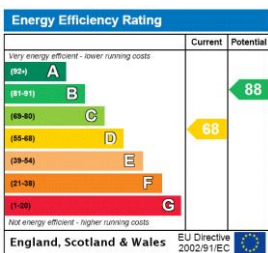
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £2,186.54

Holding Deposit: £437.30

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.