

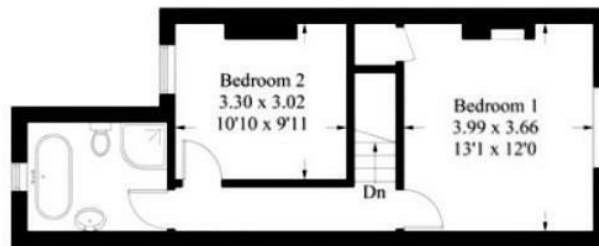


**35 Oakland Road, Whitchurch, RG28 7HB**  
**£1,400 PCM**

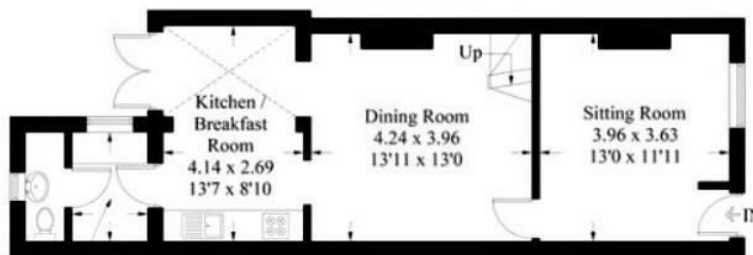
PROPERTY DESCRIPTION BY *Tanya Owens*

**Oakland Road, Whitchurch, RG28**

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



**First Floor**



2.06 x 1.42  
6'9 x 4'8

**Ground Floor**

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID338427)

**DIRECTIONS**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Tax Band: C**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.