

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SURLEY ROW, EMMER GREEN READING, RG4 8LX

£1,650 pcm

Offered to the market this REFURBISHED terraced house located in Emmer Green and within walking distance of Caversham & Reading centres. Benefiting from 25ft living/dining room/ kitchen and three double bedrooms. Enclosed rear garden and parking. Unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1903.85 (based on the advertised rent)

EPC Rating: C- Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

HALLWAY

With tiled flooring and doors leading to

CLOAKROOM

Comprises low level wc, basin with tiled flooring

**LIVING/DINING AREA**

15'11 (4.85m) x 15'5 (4.7m)

15ft living / dining area with laminate flooring, built in cupboard, radiator, large rear aspect window and door leading to the rear garden

**KITCHEN AREA**

10'7 (3.23m) x 10' (3.05m)

Modern kitchen area with a range of base and eye level units with appliances including electric hob, two electric ovens, dishwasher, washing machine integrated fridge / freezer and tiled flooring.

BEDROOM ONE

11'1 (3.38m) x 10'2 (3.1m)

Double bedroom, radiator, rear aspect window and built in cupboard



BEDROOM TWO

11'7 (3.53m) x 10'2 (3.1m)

Double bedroom, rear aspect window, radiator and wardrobe



BEDROOM THREE

10'2 (3.1m) x 6'9 (2.06m)

Double bedroom, rear aspect window, radiator and wardrobe



BATHROOM

Comprises low level wc, basin and bath with shower over

GARDEN

Enclosed rear garden mainly laid to lawn with patio area

SCHOOL CATCHMENT

The Hill Primary School

Highdown Secondary School and Sixth Form College

COUNCIL TAX

Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £49,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

awaiting