

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KNIGHTS WAY, EMMER GREEN
READING, RG4 8RJ**

£1,600 pcm

A popular semi detached home set in a prime Emmer Green position within a couple of minutes walk to Emmer Green Primary & Highdown Secondary Schools. Offering 20ft lounge / dining room and two double bedrooms. Offered to the market furnished and available beginning May.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

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: D- Council Tax Band: C

Please contact us for further information or visit our website

ENLCLOSED ENTRANCE PORCH

Double doors, quarry tiled step, uPVC double glazed front door through to

ENTRANCE HALL

Dual aspect double glazed windows, radiator, staircase to first floor, understairs storage cupboard

LIVING DINING ROOM

Open dual aspect room with front feature double glazed bay and rear double glazed picture window overlooking garden, central tiled fireplace with hearth, surround and mantel over, laminate flooring

**KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further base and eye level units, worktops, tiled surrounds, gas cooker plumbing for washing machine, radiator, built-in cupboard, built-in larder cupboard with appliance space, kitchen side door

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Side aspect double glazed window, access to loft space above, built-in cupboard

BEDROOM ONE

Front aspect double glazed window, radiator, twin built-in double wardrobes with cupboard space above, built-in airing cupboard housing hot water tank, wall mounted gas boiler and slatted shelving



BEDROOM 2

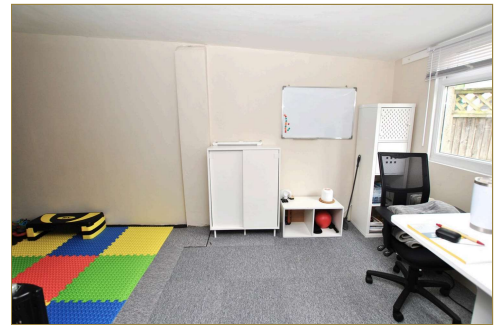
Rear aspect double glazed window, radiator, built-in cupboard with cupboard space above

**SHOWER ROOM**

Comprising fully tiled double width shower with shower seat, wash hand basin, w.c., tiled walls, dual aspect obscure double glazed windows, radiator

GARAGE / OFFICE

With single up and over door, power and light.

**REAR GARDEN**

At the rear of the property is a well maintained garden, predominantly laid to lawn with concrete central pathway and timber fencing, flower and shrub borders, the garden extends approx. 40ft. The property occupies a corner position of sheltered front to rear access via secure doorway

**FRONT GARDEN**

The front of the property is entered via double wrought iron gates with concrete driveway providing parking for 2 vehicles and leading to garage, further brick storage unit/workshop adjacent (11'7 X 6'2), wide twin lawn garden areas with flower and shrub borders.

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown Secondary School

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 £48,000 per annum.

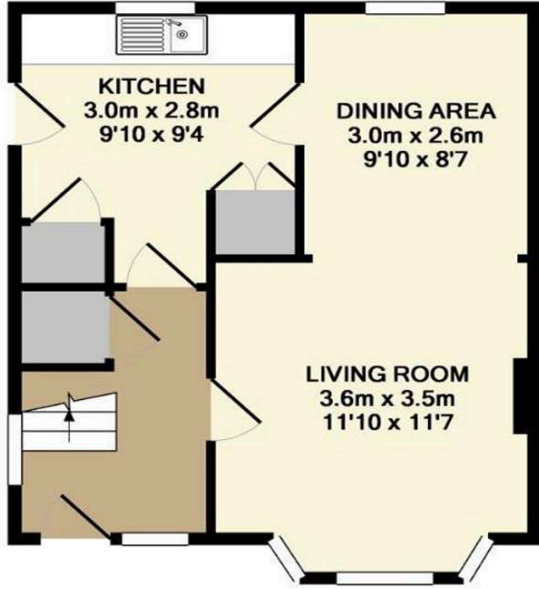
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

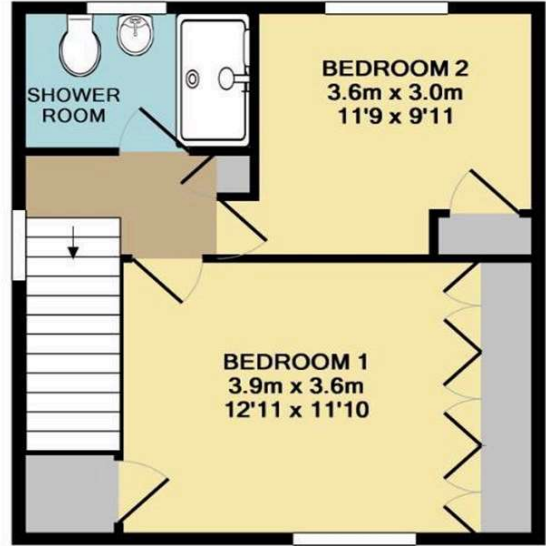
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 74.0 SQ.M. (797 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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