

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**GROSVENOR ROAD, CAVERSHAM  
READING, RG4 5EJ**

**£2,250 pcm**

**\*\*Viewing day 20th April between 11am - 11.45 am - Viewing by appointment only\*\*** An elegant neo-Georgian detached family residence with double garage and situated in a highly sought after private road within a mile of Caversham centre. Unfurnished, available 23rd May.

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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £519.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £,596.15 (based on the advertised rent)

EPC Rating: E- Council Tax Band: G

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**GABLED ENTRANCE PORCH**

Step to front door

**RECEPTION HALL**

Staircase to first floor, understairs cloaks cupboard, twin side aspect windows, door to

**LIVING ROOM**

21'5 (6.53m) x 11'11 (3.63m)

Dual aspect with French doors to patio and garden, 2 radiators, central fireplace, 2 wall lights

**DINING ROOM**

11'11 (3.63m) x 10'10 (3.3m)

Front aspect window, radiator, serving hatch from kitchen

**KITCHEN**

14'3 (4.34m) x 9'1 (2.77m)

Comprising in-built drainer with one and a half bowl sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, mixture of granite and laminated worksurfaces, contrasting tiled surrounds, gas oven, washing machine, tumble dryer, dishwasher, fridge/freezer, gas boiler rear aspect window, kitchen side door

**STAIRCASE TO SEMI LANDING**

With access to

**CLOAKROOM**

Low level w.c., inset wash hand basin, radiator, rear aspect window

**STAIRCASE TO FIRST FLOOR LANDING**

Window, airing cupboard housing hot water tank with slatted shelving above



**BEDROOM ONE**

11'3 (3.43m) x 11'1 (3.38m)

Rear aspect window, radiator, built-in double wardrobe, twin wall lights, door to



**EN SUITE SHOWER ROOM**

Comprising fully tiled double width shower cubicle, inset wash hand basin with cupboard below, low level w.c., tiled surrounds, rear aspect window, radiator

**BEDROOM TWO**

12' (3.66m) x 10' (3.05m)

Front aspect window, radiator



**BEDROOM THREE**

11'1 (3.38m) x 7'10 (2.39m)

Front aspect window, radiator, built in double wardrobe



**BEDROOM FOUR**

11'3 (3.43m) x 6'9 (2.06m)

Rear aspect window, radiator



**BATHROOM**

Comprising bath with mixer tap and shower attachment, wash hand basin, low level w.c., tiled surrounds, radiator, rear aspect window

**REAR GARDEN**

At the rear of the property is a large paved patio area adjacent to the house with steps leading down to the lawn with flower and shrub borders and beds, ornamental pond. The garden enjoys a southerly aspect and extends approximately 70ft in length.

**FRONT GARDEN**

The front of the property is entered via sweeping driveway providing off road parking and leads to garage

**GARAGE**

17'3 (5.26m) x 16'3 (4.95m)

Double width garage with electrically operated up and over door, power and light, eaves storage space

**SCHOOL CATCHMENT**

The Hill Primary School

Highdown Secondary School

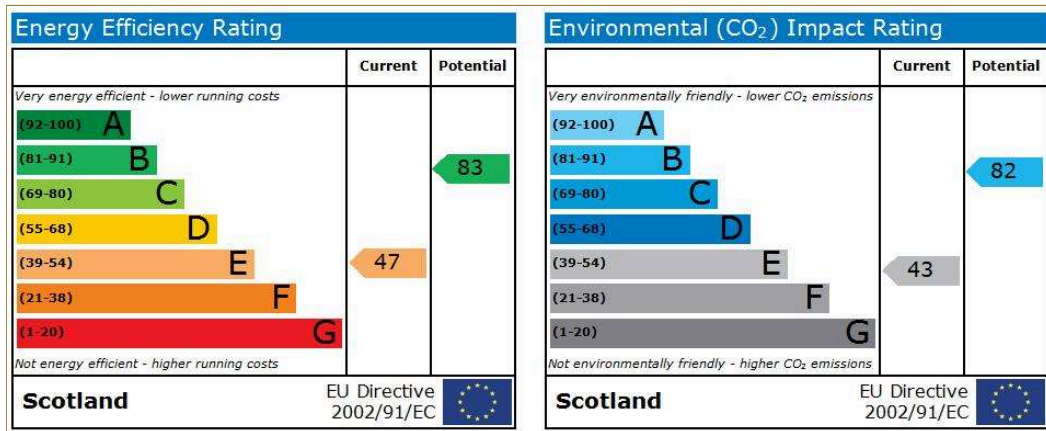
**COUNCIL TAX**

Band G

**PROCEDURE**

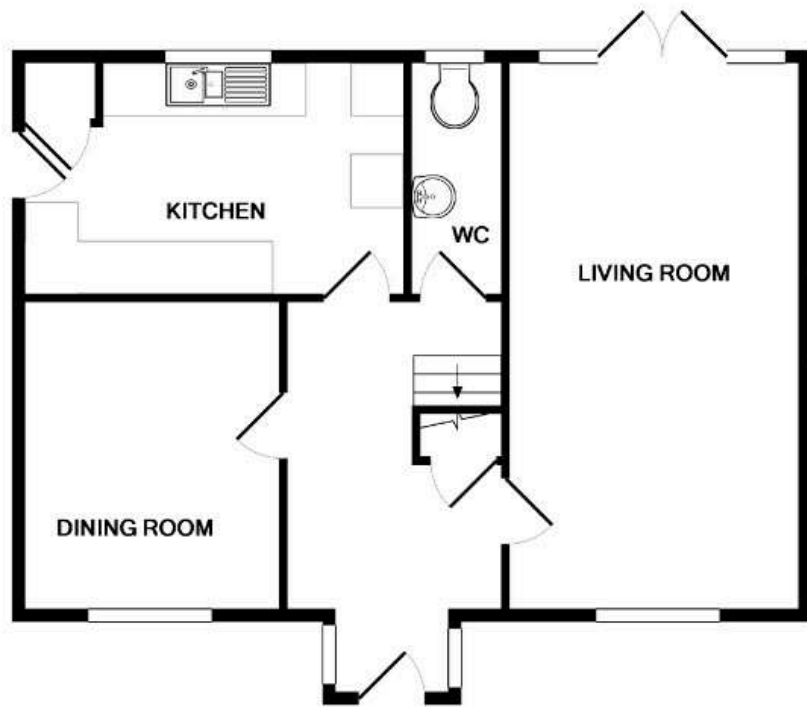
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £67,500 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



### FLOORPLAN

These floor plans are for guidance purposes only and are not to scale.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 123.0 SQ.M. (1324 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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