

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CRAYSLEAZE, KIDMORE END READING, RG4 9BH**

**£1,495 pcm**

A rarely available semi-detached house set in the sought after village of Kidmore End. Offering two double bedrooms, 16ft lounge & kitchen / diner.

Offered to the market unfurnished & available 8th July. Rent includes a gardener in the growing months.

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

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

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

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,725.00 (based on the advertised rent)

EPC Rating: C - Council Tax Band: D

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

**HALLWAY**

Entrance hall with doors leading to:

**KITCHEN / DINER**

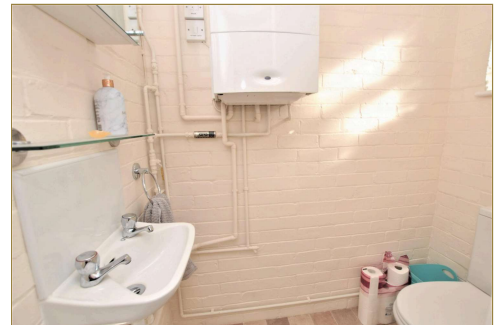
Spacious kitchen / diner with ample room to fit a table & chairs. Appliances include fridge, freezer & electric oven. Front aspect window & door leading to the utility room.

**UTILITY ROOM**

Good size utility area with base level unit, washing machine & large built in cupboard offering ample storage. Door leading to the rear garden.

**CLOAKROOM**

Comprises low level wc & basin. Also housing gas boiler.

**LOUNGE**

16ft lounge benefiting from front aspect window & patio doors leading to the rear garden.



### **BEDROOM ONE**

A spacious 16 ft bedroom with built in cupboard offering ample storage. Front & rear windows make the room light & airy.



### **BEDROOM TWO**

Large second bedroom with built in cupboard. Rear & side aspect windows



### **BATHROOM**

Comprised low level wc, basin & bath with shower over

### **OUTHOUSE**

Useful external store room housing tumble dryer & offering plenty of storage.

### **GARDEN**

Extremely well maintained front & rear garden with patio area.



### **PARKING**

Off road parking for one car

### **COUNCIL TAX**

Band D

### **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 £44,850 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+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**  
For guidance only

