# 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 August. Rent includes a gardener in the growing months.

#### 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

#### **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.



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#### **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

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**

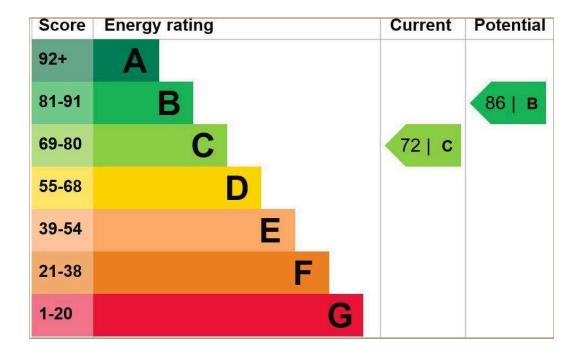
Band D

#### **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:



### **FLOORPLAN**

### For guidance only

