

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM
READING, RG4 8DT**

£1,550 pcm

A well presented Victorian terrace with three separately approached bedrooms located in the popular position approx. half a mile to Reading station and the parkland along the river Thames. Recently refurbished to a high standard, including two reception rooms. Unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,788.46 (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

ENTRANCE HALL

Under stairs cupboard

DINING ROOM

Front aspect, radiator

LIVING ROOM

Rear aspect, radiator, stairs leading to first floor, leading to kitchen

KITCHEN

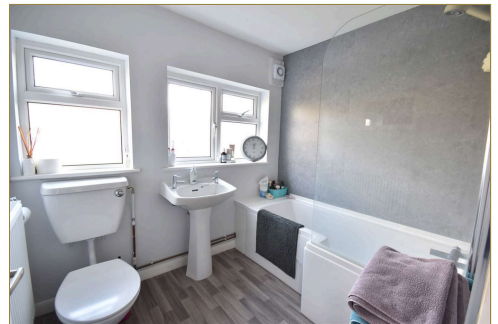
Recently refitted with a range of cupboards and worktops, built in electric oven, hob and extractor hood, fridge freezer, side aspect, leading to rear lobby

REAR LOBBY

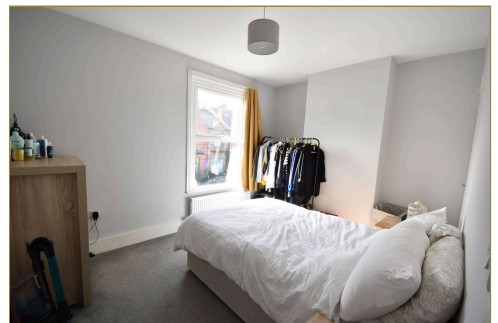
Utility cupboard, door to outside, door to:

BATHROOM

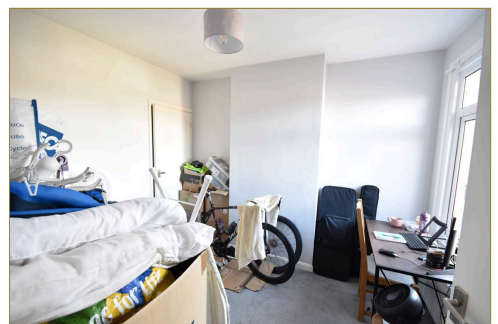
Recently refitted three piece bathroom including shower/bath, pedestal wash hand basin, w.c, rear aspect

**BEDROOM ONE**

Front aspect, radiator

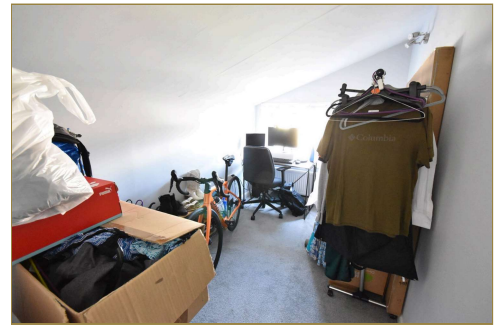
**BEDROOM TWO**

Rear aspect, radiator



BEDROOM THREE

Rear aspect, radiator



REAR GARDEN

To the rear is an enclosed garden mainly lawned



PARKING

There is a residents parking scheme operating in this road - with permits available to purchase through Reading Borough Council. Further two hour visitor parking bays are also available.

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

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 £46,500 per annum.

**ENERGY
EFFICIENCY &
ENVIRONMENTAL
IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

