

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ORMSBY STREET,
READING, RG1 7YR**

£1,550 pcm

A well presented mid terrace house within close to Reading town centre. Offering two reception rooms, modern kitchen, three bedrooms, and bathroom. Further benefiting from low maintenance rear garden and on road permit parking. Offered to the market 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 £357.09 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (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 door leading to

LOUNGE

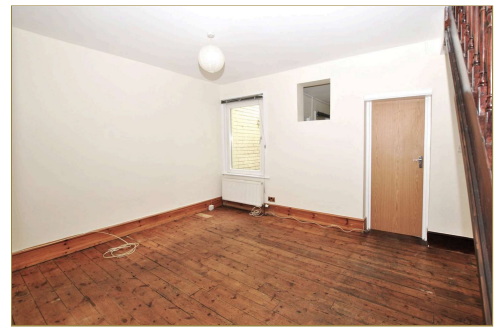
13'3 (4.04m) x 11'3 (3.43m)

Wooden flooring, radiator and front aspect bay window.

**DINING ROOM**

14'2 (4.32m) x 11'11 (3.63m)

Wooden flooring, radiator and rear aspect window. Door to:

**KITCHEN**

15'2 (4.62m) x 10'1 (3.07m)

Modern kitchen with a range of base and eye level units, appliances including gas hob, electric oven, fridge freezer and washing machine. Dual aspect windows and door to the rear garden.

BEDROOM ONE

14'9 (4.5m) x 13'3 (4.04m)

Double bedroom, radiator and front aspect bay window.



BEDROOM TWO

11'11 (3.63m) x 9'3 (2.82m)

Double bedroom, radiator and rear aspect window



BEDROOM 3

10'2 (3.1m) x 8'5 (2.57m)

Double bedroom, radiator and rear aspect window



BATHROOM

Comprises low level wc, basin and bath with shower over.

REAR GARDEN

Low maintenance rear garden.



COUNCIL TAX

Band D

SCHOOL CATCHMENT

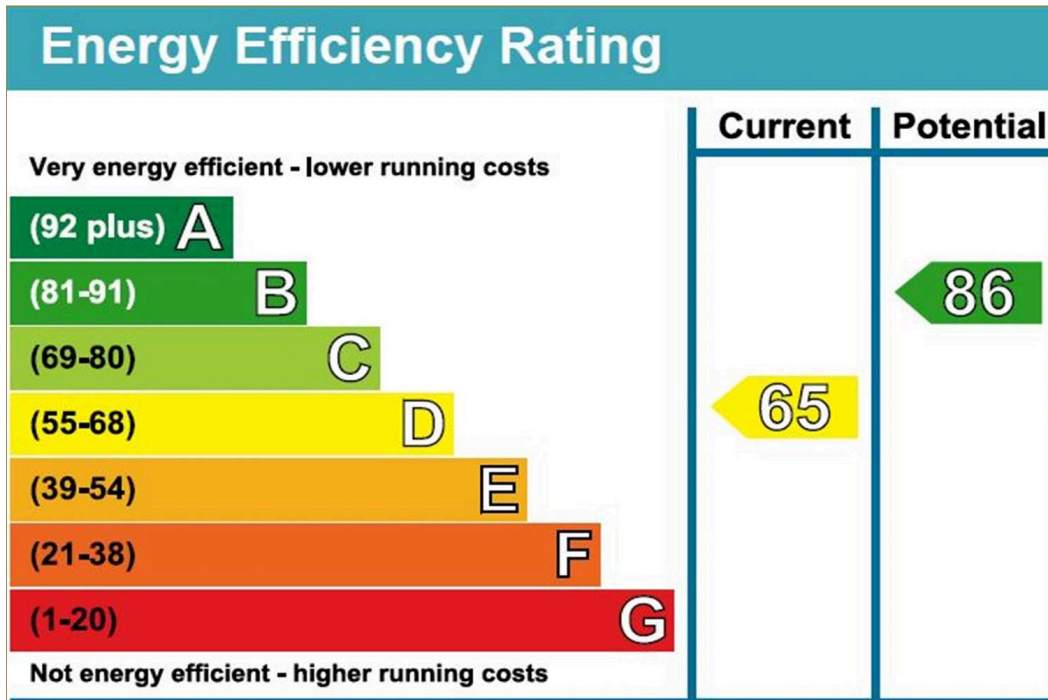
St Edward's Prep School & Oxford Road Community School

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.

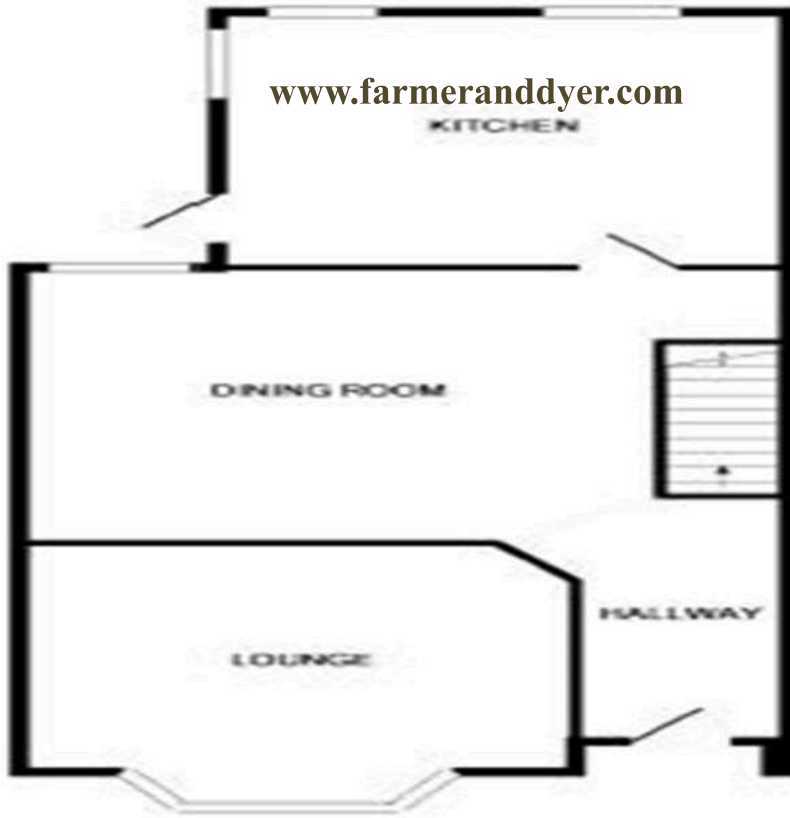
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

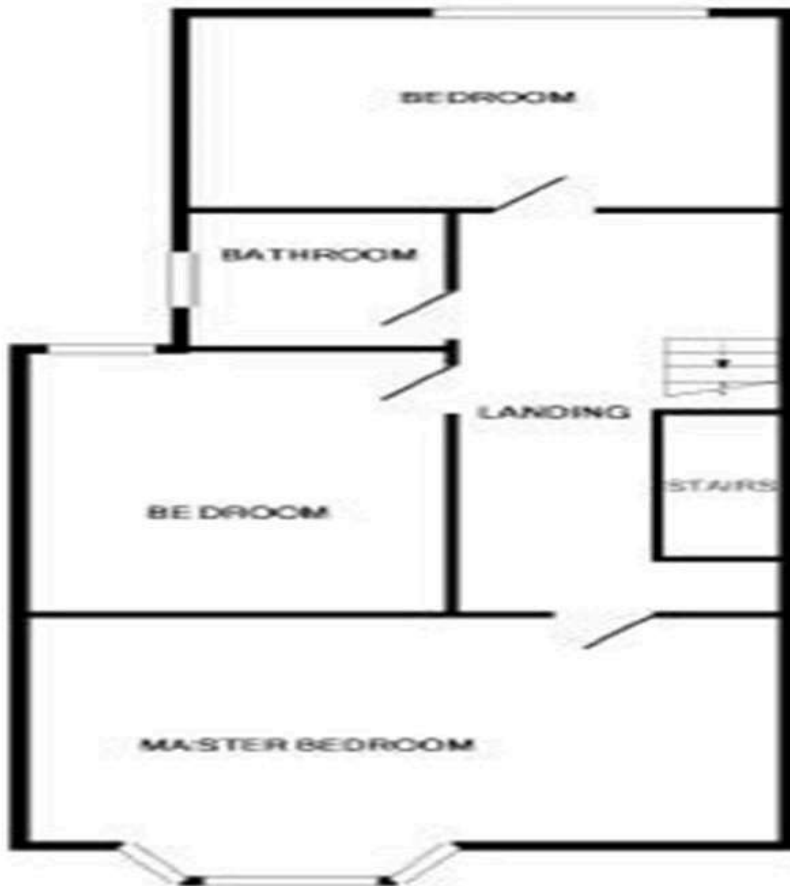


FLOORPLAN
For guidance only

www.farmeranddyer.com



GROUND FLOOR



1ST FLOOR

Measurements to line and openings. Not to scale. Illustrative purposes only.
Made with Winccad 20012