

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£1,395 pcm

A well presented Victorian terrace situated just a short walk to Reading & Caversham centres, River Thames & mainline train station. Benefitting from a low maintenance rear garden. Unfurnished. Available 8th July. Pets considered by negotiation.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £321.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1609.62 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website www.farmeranddyer.com

ENTRANCE LOBBY

Part double glazed uPVC front door, glazed door through to

LIVING ROOM

10'7 (3.23m) x 10'11 (3.33m)

Front aspect double glazed window, feature brick fireplace, laminate floor, archway to dining room and staircase to first floor.

DINING ROOM

10'7 (3.23m) x 10' (3.05m)

Rear aspect double glazed window overlooking garden, laminate floor, understairs cupboard, doorway and step down to

**KITCHEN**

13'3 (4.04m) max x 5'11 (1.8m)

Fitted to comprise range of base level units, built-in electric hob with extractor above, built-in oven, fridge/freezer, stainless steel sink unit, ceramic tiled floor, side aspect obscure double glazed window

**REAR LOBBY**

Part double glazed uPVC door to garden, ceramic tiled floor, washing machine, dishwasher, door to

BATHROOM

Fitted to comprise panelled bath with electric shower over, low level w.c., pedestal wash hand basin, fully tiled walls, rear aspect obscure double glazed window, ceramic tiled floor

**STAIRCASE TO FIRST FLOOR LANDING**

With access to

BEDROOM ONE

10'7 (3.23m) x 10' (3.05m)

Front aspect double glazed window, feature fireplace, built-in wardrobe -



BEDROOM TWO

10'7 (3.23m) x 10'1 (3.07m)

Rear aspect glazed window overlooking garden, feature fireplace



REAR GARDEN

Easily maintained patio garden, timber fencing, garden shed



SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

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 £41,850 per annum

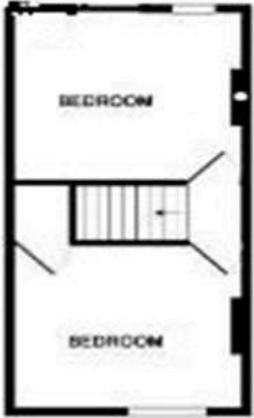
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN
For guidance only



GROUND FLOOR



1ST FLOOR