

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **GEORGE CLOSE, CAVERSHAM READING, RG4 5EW**

**£2,500 pcm**

**\*\*Viewing day 20th July between 10.30am - 11.30am. Viewing by appointment only\*\*.** A spacious, four bedroom, semi-detached family home located in a delightful cul-de-sac position situated off the private Grosvenor Road. Benefiting from two receptions, two bathrooms and garage. Offered to the market unfurnished and available 16th September.

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

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £576.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2884.62 (based on the advertised rent)

EPC Rating: C Council Tax Band: F

Please contact us for further information or visit our website

**PORCH**

Covered entrance porch, with front door to entrance hall.

**CLOAKROOM**

Comprises low level WC and wash basin

**KITCHEN/BREAKFAST ROOM**

Spacious kitchen/breakfast room with a range of eye and base level units with appliances including built-in double oven, hob and extractor, integrated washing machine, dishwasher and fridge / freezer ample space for large table and chairs.

Double glazed twin aspect windows

**LOUNGE**

Large lounge with French doors opening to the garden, feature fireplace with working flame gas fire.

Double glazed twin aspect windows.

**DINING ROOM**

Double glazed rear aspect with French doors opening to the garden.



### **BEDROOM ONE**

Double glazed rear aspect, built-in double wardrobe and door to:



### **EN SUITE SHOWER ROOM**

Comprises shower cubicle, wash basin, low level WC and heated towel rail.



### **BEDROOM TWO**

Double glazed front aspect, built-in double wardrobe.



### **BEDROOM THREE**

Double glazed rear aspect.



### **BEDROOM FOUR / STUDY**

Double glazed front aspect

### **FAMILY BATHROOM**

Comprises bath with shower over, wash basin, low level WC, and heated towel rail.

### **SCHOOL CATCHMENT**

Queen Annes School

Highdown School and Sixth form Centre

### **COUNCIL TAX**

Band F

**OUTSIDE**

To the front is small garden with path leading to the front door, off road parking for 2 cars and garage, side gate giving access to the rear garden. To the rear is an enclosed garden mainly laid to lawn with a patio area



**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 £75,000 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

For guidance only

