

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CARISBROOKE CLOSE, CAVERSHAM PARK READING, RG4 6SB**

**£1,850 pcm**

**\*\*Viewing day 20th July between 1.30pm - 2.30pm. Viewing by appointment only\*\***

A lovely semi-detached house located in Caversham Park Village. Offering modern kitchen with appliances. Three good sized bedrooms with laminate flooring, family bathroom comprises low level wc, basin and large shower cubicle. Off road parking and garage. Unfurnished and available 27th August..

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

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £426.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2134.62 (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](http://www.farmeranddyer.com)

**LOUNGE / DINER**

Spacious lounge / diner with laminate flooring with patio door leading to the rear garden

**KITCHEN**

Modern kitchen with appliances including gas hob, electric oven, dishwasher, fridge freezer & washing machine

**BEDROOM 1**

Spacious double bedroom with built in wardrobes offering ample storage also with laminate flooring

**BEDROOM 2**

Good size bedroom also with built in wardrobe & laminate flooring

**BEDROOM 3**

Good size third bedroom with laminate flooring



**BATHROOM**

Modern family bathroom with level WC, basin & large shower cubicle

**CLOAKROOM**

Separate WC



**GARDEN**

Enclosed rear garden mainly laid to lawn with patio area



**PARKING**

Off road parking for two cars & garage

**COUNCIL TAX**

Band C

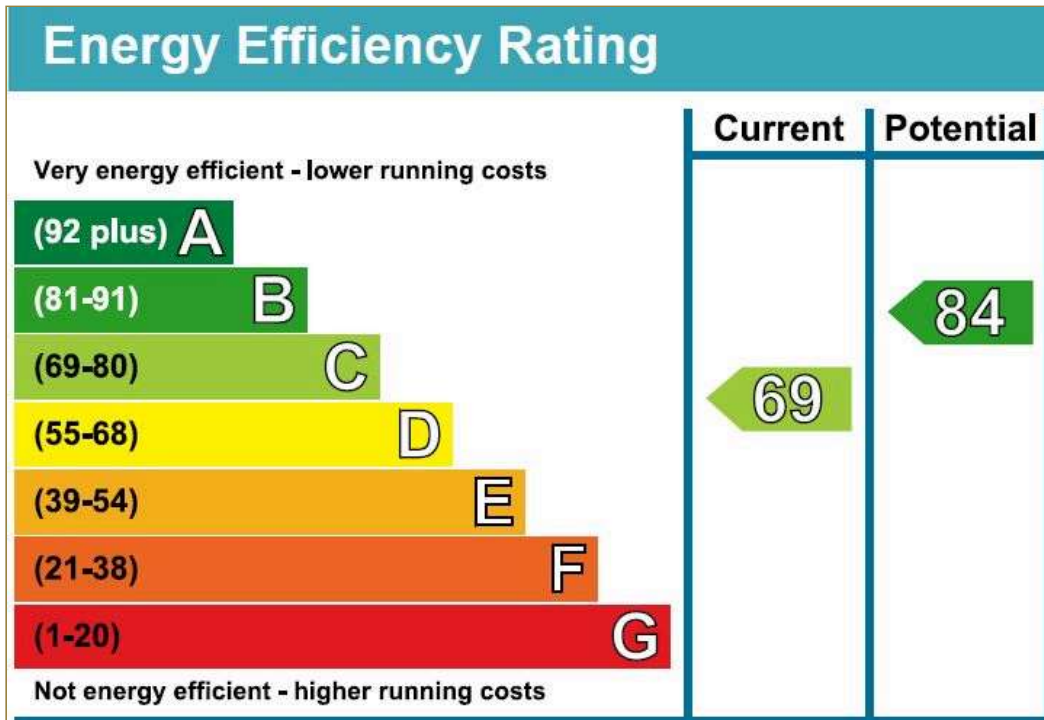
**SCHOOL CATCHMENT**

Caversham Park Primary School & Highdown Secondary 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 £52.500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**





**FLOORPLAN**

