

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KINGS ROAD, CAVERSHAM READING, RG4 8DS

£1,550 pcm

A bay fronted 2 + 1 Victorian terrace only 12 MINUTE WALK to Reading mainline station & 13 minute walk to Caversham centre. On road permit parking and enclosed SOUTH FACING rear garden. Unfurnished and available 10th 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 £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: E- Council Tax Band: C

Please contact us for further information or visit our website

LOUNGE

Front aspect bay window and electric heater



DINING ROOM

Electric heater, under-stairs storage cupboard, door to rear garden and door leading to;



KITCHEN

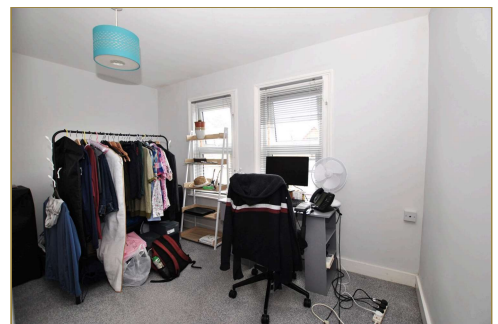
Modern kitchen with a range of base and eye level units with appliances including electric oven, electric hob washing machine and fridge freezer. Side aspect window.

BATHROOM

Comprises low level wc, basin and bath with shower over

BEDROOM ONE

Front aspect window, electric heater and built in cupboard



BEDROOM TWO

Rear aspect window, electric heater, built in cupboard and door leading to;



BEDROOM THREE

Rear aspect window, electric heater and airing cupboard



REAR GARDEN

Enclosed rear garden mainly laid to lawn with decked area and outhouse



PARKING

On road resident permit parking

SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

COUNCIL TAX

Band C

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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.

FLOORPLAN

Awaiting