

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



QUEENSWAY, CAVERSHAM READING, RG4 6SJ

£1,695 pcm

Spacious and well presented semi detached home. Includes modern kitchen, utility room, lounge/diner, three double bedrooms, family bathroom. Enclosed rear garden, driveway and garage. Unfurnished and available 19th October.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £391.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1955.77 (based on the advertised rent)

EPC Rating: E- Council Tax Band: C

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

PORCH

Entrance porch with door leading to

LOUNGE / DINER

Spacious lounge / diner with front and rear aspect window.

Benefiting from built in cupboard offering ample storage. Stairs leading to the first floor landing

**KITCHEN**

Modern kitchen with a range of base & eye level units appliances including electric cooker and tumble drier. Door leading to

UTILITY ROOM

Housing washing machine machine. Door leading to the rear garden

BEDROOM ONE

Spacious bedroom with built in cupboard. Front aspect window

**BEDROOM 2**

Double bedroom with rear aspect window



BEDROOM 3

Good size third bedroom with rear aspect window



BATHROOM

Comprises basin and bath with shower over

CLOAKROOM

Comprises wc

GARDEN

Enclosed rear garden mainly laid to lawn with patio area



PARKING

Garage and off road parking for several cars

SCHOOL CATCHMENT

Caversham Park 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 £50,850 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

FLOORPLAN

