

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### QUEENSWAY, CAVERSHAM READING, RG4 6SJ

**£1,595 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 now.

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 £368.08 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1840.38 (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](http://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 £47,850 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   c
55-68	<b>D</b>		
39-54	<b>E</b>	51   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

# FLOORPLAN

