FARMER & DYER RESIDENTIAL SALES & LETTINGS



SALISBURY ROAD READING, RG30 1BH £1,350 pcm

A Victorian terrace house situated to the west of Reading town centre just a short walk from train station and shops. Includes living room, dining room, fitted kitchen, bathroom, separate shower room, three bedrooms and garden. Unfurnished, available 2nd 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 £311.54 (based on the advertised rent), is required to reserve this property. Deposit payable is £1557.69 (based on the advertised rent) EPC Rating: D Council Tax Band: C Please contact us for further information or visit our website

ENTRANCE HALL

Front door, staircase to first floor

LIVING ROOM

13'2 (4.01m) into bay x 9'10 (3m) Front aspect double glazed bay window, feature fireplace, stripped floorboards

DINING ROOM

11'10 (3.61m) x 10'11 (3.33m) Rear aspect double glazed window overlooking garden, understairs storage cupboard, stripped floorboards

KITCHEN

9'3 (2.82m) x 8'2 (2.49m)

Fitted kitchen with a range of base and eye level units, with integrated appliances including electric oven, gas hob with extractor hood over, fridge/freezer, washing machine, dishwasher, side aspect double glazed window, quarry tiled flooring door to garden

BATHROOM

Comprising bath, pedestal wash hand basin, low level w.c., storage cupboard

STAIRCASE TO FIRST FLOOR LANDING With access to









8 Salisbury Road (Continued)

BEDROOM ONE 11'3 (3.43m) x 13'2 (4.01m) Front aspect double glazed window, laminate floor

BEDROOM TWO

11'10 (3.61m) x 8'2 (2.49m) Rear aspect double glazed window overlooking garden, laminate floor

BEDROOM THREE

6'7 (2.01m) x 7'4 (2.24m) Rear aspect double glazed window overlooking garden, laminate floor

SHOWER ROOM Shower cubicle, electric shower, wash hand basin, w.c.

REAR GARDEN Mainly laid to lawn with small patio area











COUNCIL TAX Band C

PROCEDURE

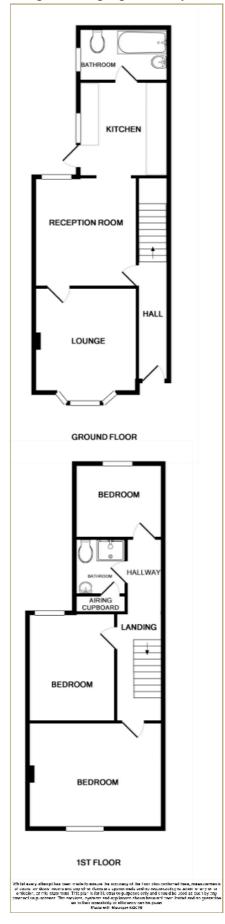
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £40,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
-	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20) G Not energy efficient - higher running costs	59	66	Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	56	64
	Directive			J Directive 002/91/E	

FLOOR PLAN

This floor plan is not to scale and is for guidance purposes only.



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