

# 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

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**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

**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**



