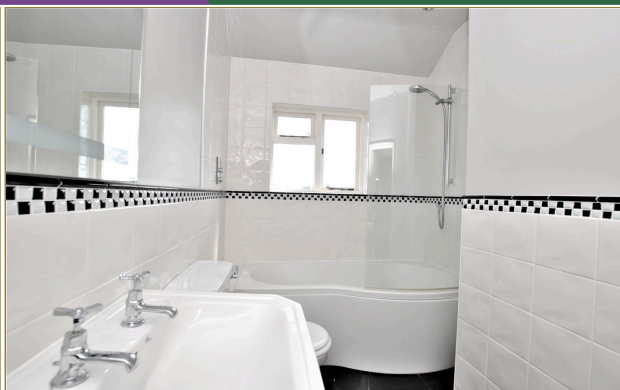


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COLEY HILL READING, RG1 6AE £2,250 pcm

An elegant and particularly spacious Georgian style residence centrally positioned in the peaceful Coley Hill conservation area and retaining many original features. Split over three floors this house offers, two reception rooms, large kitchen/breakfast room, double bedroom, two bathrooms, utility room and study. Private enclosed rear garden. Part furnished and available now

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 £507.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2538.46 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website

HALLWAY

Expansive hallway, original wooden floorboards, radiator with door leading to:

LOUNGE

Well proportioned lounge, feature fireplace, original wooden floorboard, radiator and front aspect window.

DINING ROOM

Spacious dining room, original wooden floorboards, feature fireplace, radiator and side aspect window.

CLOAKROOM

Comprises low level wc and basin

KITCHEN/BREAKFAST

Large kitchen/breakfast room with appliances including range style cooker, fridge/freezer, microwave. Ample room for a table and chairs and rear aspect windows.

STUDY

Situated on the lower ground floor, radiator and rear aspect window over looking the rear garden

UTILITY ROOM

Housing washing machine

BEDROOM ONE

Double bedroom, rear aspect window, radiator with door leading to the dressing room.

EN SUITE SHOWER ROOM

Comprises low level wc, basin and shower cubicle

BEDROOM TWO

Double bedroom, radiator and front aspect window

BEDROOM THREE

Double bedroom, radiator and front aspect window

BEDROOM FOUR

Double bedroom, radiator and front aspect window

FAMILY BATHROOM

Comprises low level wc, basin and bath with shower over

GARDEN

Enclosed rear garden mainly laid to lawn with patio area

PARKING

On road residence permit parking

DIRECTIONS

Leave central Reading via the A4 on Castle Hill turning left into Coley Hill

SCHOOL CATCHMENT

Coley Primary School

Civitas Academy

COUNCIL TAX

Band D

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 £67,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

