

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ALL HALLOWS ROAD, CAVERSHAM
READING, RG4 5LP**

£1,895 pcm

A very well presented semi detached house benefiting from a 27ft LIVING AREA. Garage, off road parking and ENCLOSED REAR GARDEN. Unfurnished and available 2nd June.

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 £437.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1895.00 (based on the advertised rent)

EPC Rating: D - Council Tax Band: E

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

ENTRANCE PORCH

Enclosed with coir mat, front door through to

RECEPTION HALL

Laminate floor, understairs storage cupboard

CLOAKROOM

Vinyl floor, low level w.c., wash hand basin

LIVING AREA

11'6 (3.51m) x 9'10 (3m)

Dual aspect, feature fireplace

**DINING AREA**

16'5 (5m) max x 11'9 (3.58m) max

Double glazed French doors to garden

KITCHEN/BREAKFAST ROOM

16'7 (5.05m) x 9'8 (2.95m)

Comprising range of base and eye level units, integrated appliances including gas hob and electric oven, fridge/freezer, dishwasher and washing machine, vinyl floor, double glazed doors to garden, space for table and chairs

**STAIRCASE TO FIRST FLOOR LANDING**

With access to

BEDROOM ONE

12'11 (3.94m) x 12'10 (3.91m)

Front aspect bay window, airing cupboard



BEDROOM TWO

11'7 (3.53m) x 9'11 (3.02m)

Rear aspect window



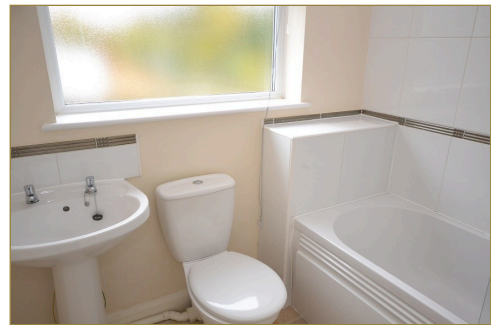
BEDROOM THREE

7'10 (2.39m) x 7'7 (2.31m)

Front aspect window

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, shower screen, low level w.c., pedestal wash hand basin, vinyl floor



REAR GARDEN

Laid to lawn with patio and side access from front



GARAGE

With up and over door, power and light, pedestrian door to rear garden

PARKING

Off road parking for several cars

SCHOOL CATCHMENT

Micklands Primary School

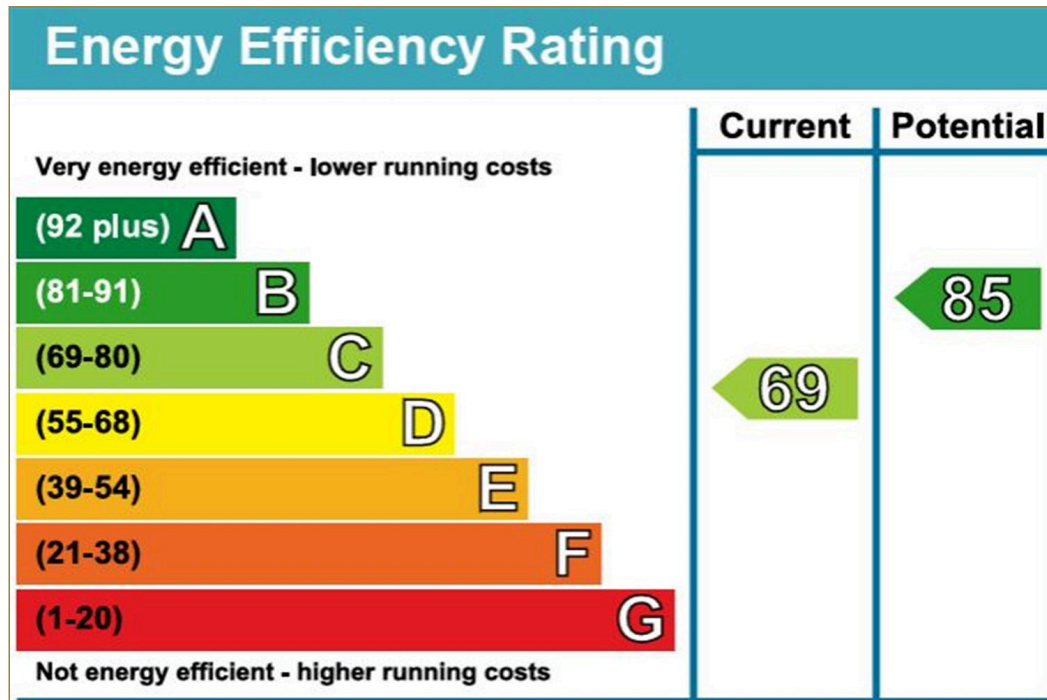
Highdown Secondary School

COUNCIL TAX

Band E

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 £56,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

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

