

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COLDICUTT STREET, CAVERSHAM
READING, RG4 8DU
£1,550 pcm

A delightful well presented three bedroom character terrace, benefiting from a fitted kitchen, good sized living/dining room and downstairs bathroom, plus a garage & off road parking.

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 £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (based on the advertised rent)

EPC Rating: C - Council Tax Band: C

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

RECEPTION HALL

Front door, through to

LIVING/DINING ROOM

Front aspect window, radiator, feature fireplace, staircase to first floor, door to

**KITCHEN**

Comprising of a range of both base and eye level units, built-in hob and double oven, dishwasher, washing machine, fridge/freezer, door to utility area and door to

UTILITY AREA

With door to garden

BATHROOM

White suite comprising wash hand basin, low level WC, fully tiled, bath with shower over

STAIRS TO FIRST FLOOR LANDING

With access to

BEDROOM ONE

Front aspect window, twin built-in wardrobes

**BEDROOM TWO**

Rear aspect window, door to



32 Coldicutt Street (Continued)

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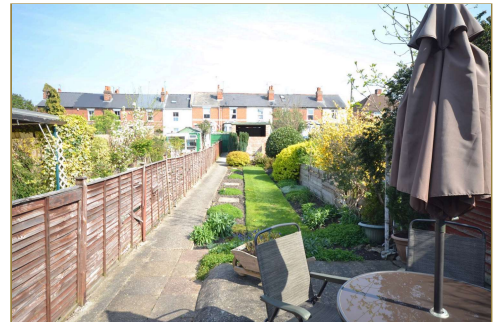
Printed 29/05/2025

BEDROOM THREE

Rear aspect window, built-in cupboard

**GARDEN**

Delightful rear garden with two patio areas.

**GARAGE**

Single garage

PARKING

Off road parking

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band C

PROCEDURE

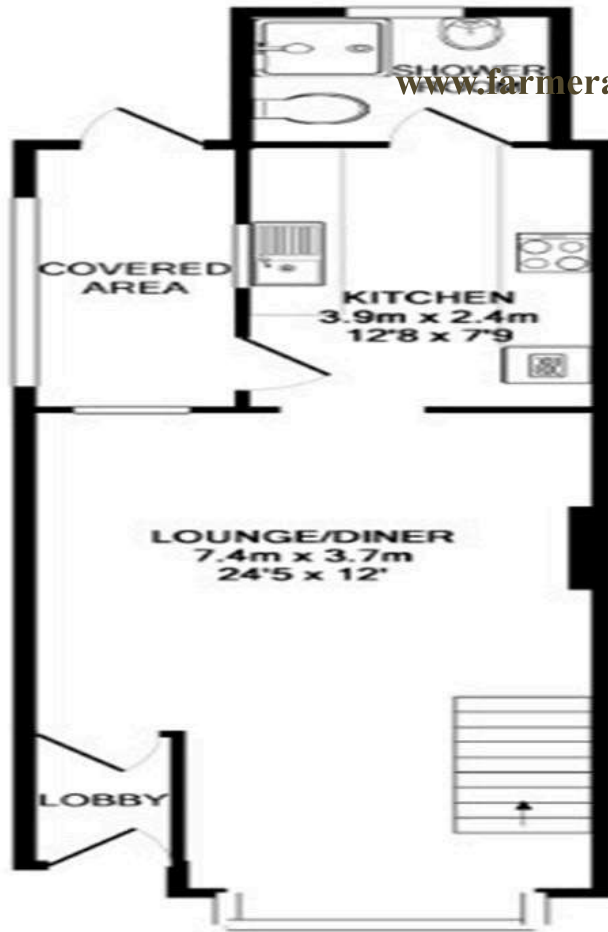
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £46,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

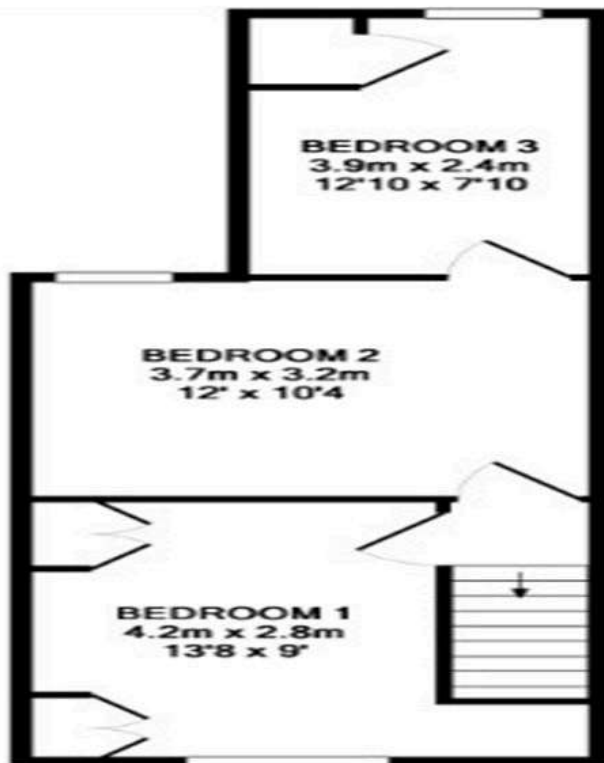
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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