



# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM  
READING, RG4 8DT**

**£1,495 pcm**

**\*\*\*RENOVATED THROUGHOUT\*\*\*** A Victorian two double bedroom mid terrace ideally positioned for both Reading & Caversham centres, offering receptions, downstairs wc, modern bathroom and enclosed rear garden. . Unfurnished and available now.

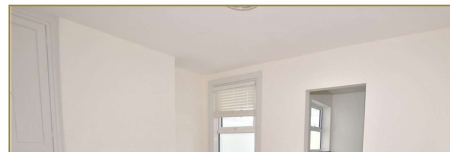
## **LUNGE**

Spacious lounge, front aspect bay window radiator and Oak flooring.



## **ING ROOM**

Overstairs storage cupboard, rear aspect window, radiator, oak flooring with door leading to



## **KITCHEN**

Brand new kitchen with a range of base and eye level units with appliances including integrated dishwasher, washing machine, electric oven and hob.

## **CLOAKROOM**

Comprises low level wc and basin

## **UTILITY AREA**

Versatile utility area with door leading to the rear garden

### **BEDROOM ONE**

Large double bedroom, front aspect window, radiator



### **BEDROOM 2**

Double bedroom, front aspect window, radiator



[www.farmeranddyer.com](http://www.farmeranddyer.com)

### **BATHROOM**

Comprises low level wc, basin, corner bath and shower cubicle.

### **Rear Garden**

Mainly laid to lawn with patio area and shed



### **PARKING**

On road residence permit parking.

### **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 £44,850 per annum

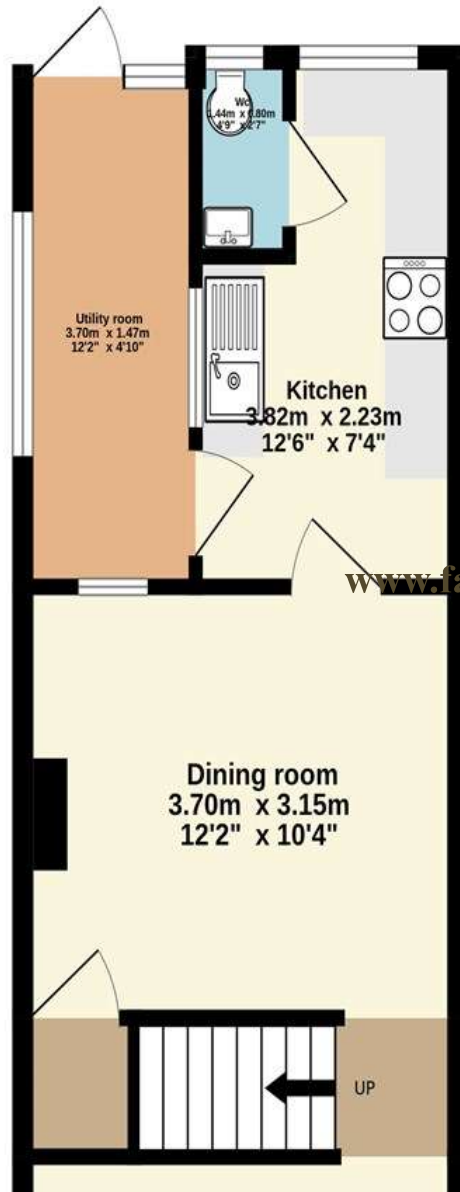
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

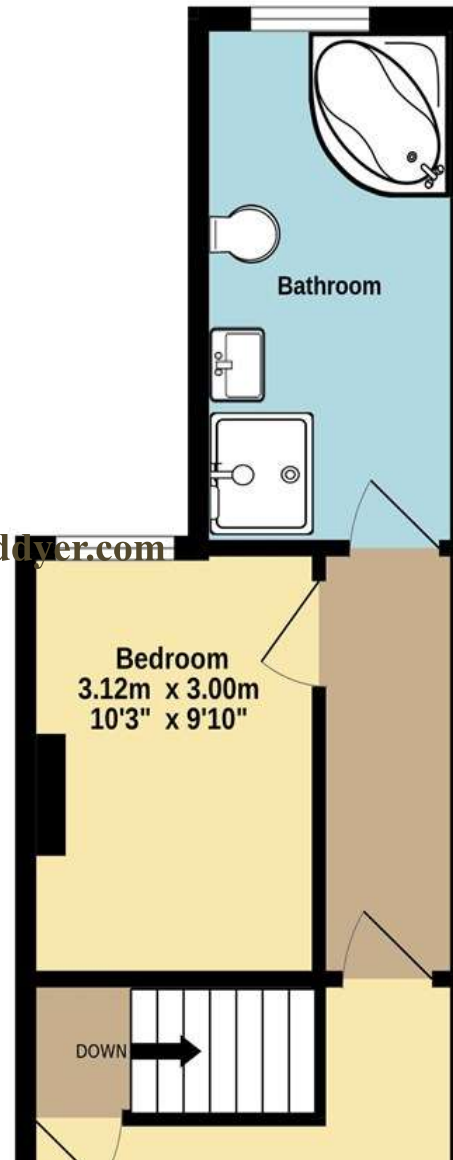
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**FLOOR PLAN**

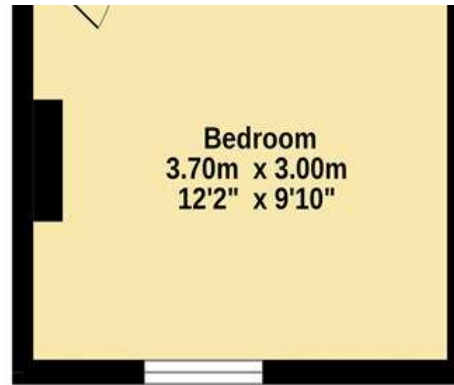
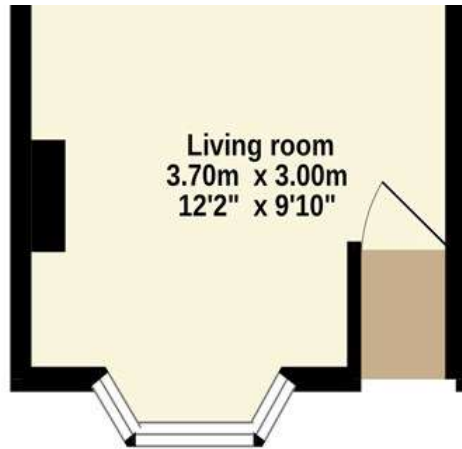
Ground floor



1st floor







**TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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