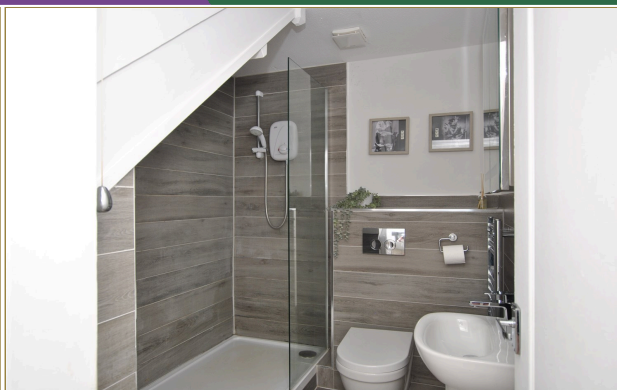


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KIDMORE END ROAD, EMMER GREEN
READING, RG4 8SE**

£1,700 pcm

A spacious three bedroom end town house located in a sought after central Emmer Green position, overlooking Emmer Green Playing Fields and within 200yds of Emmer Green shops, bus stops, doctors surgery and schools. Brand new kitchen and with the benefit of off road parking and a 50ft garden. Furnished & available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £392.31(based on the advertised rent), is required to reserve this property.

Deposit payable is £1,961.54 (based on the advertised rent)

EPC Rating: D- Council Tax Band: C

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

RECEPTION HALL/BREAKFAST AREA

Front door, side aspect double glazed window, radiator, built-in cupboard housing gas boiler and shelving. Appliances include washing machine and dishwasher.

**INNER LOBBY**

Staircase to first floor, door to

SHOWER ROOM

Refitted to comprise double width shower cubicle, pedestal wash hand basin, w.c., fully tiled walls, heated towel rail, extractor fan

LIVING/DINING ROOM

Spacious room with rear aspect windows and French doors to garden, 2 radiators

**KITCHEN**

Brand new fitted kitchen with a range of base and eye level units. appliances including gas hob, electric oven, integrated fridge, freezer and dishwasher. Tiled flooring and front aspect window

**STAIRCASE FROM INNER LOBBY TO FIRST FLOOR LANDING**

BEDROOM ONE

Front aspect double glazed window overlooking Emmer Green Park, radiator, range of fitted wardrobes and cupboard space

**BEDROOM TWO**

Rear aspect double glazed window, radiator, range of fitted wardrobes

**BEDROOM THREE / STUDY**

Side double glazed Velux skylight window, radiator

**REAR GARDEN**

At the rear of the property is a generous and secluded garden, predominantly laid to lawn with shrub borders and maturing trees and hedging providing good screening, large paved patio area to the rear of the property, timber shed, mixture of timber fencing and brick retaining walls. The garden extends approx. 50ft. There is side access front to rear via both timber and wrought iron gateway, outside water tap.

**FRONT GARDEN**

The front of the property is entered via tarmac driveway providing off road parking, covered carport area, small enclosed garden area.

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School

COUNCIL TAX

Band C

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook, instagram and twitter pages.

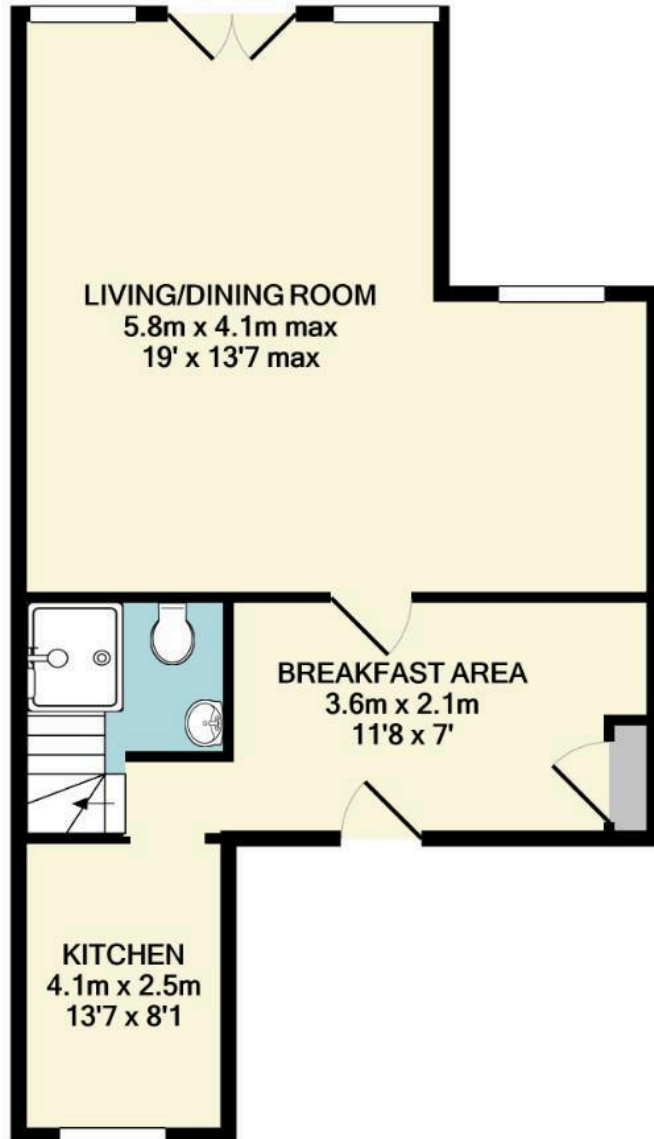
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £51,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

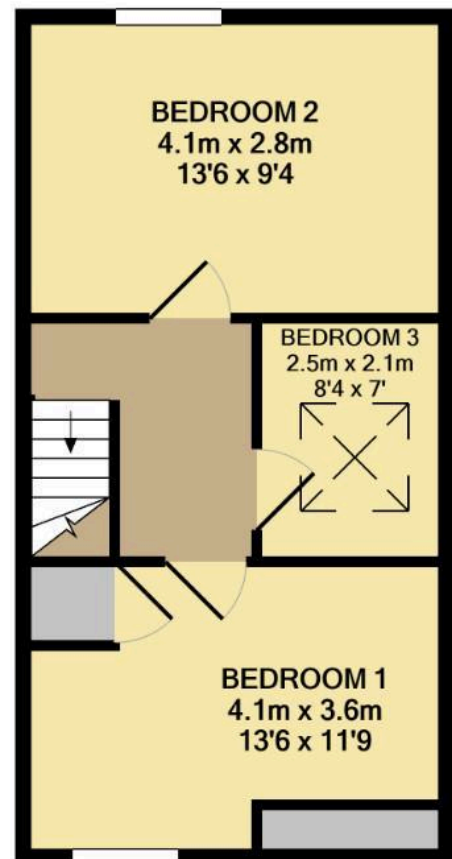
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)

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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