

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**QUEENS ROAD, CAVERSHAM
READING, RG4 8DL**

£1,625 pcm

A well presented Victorian terrace ideally situated for both Reading and Caversham centres. Comprising lounge, large kitchen/diner and family bathroom with walk-in shower cubicle. Offered unfurnished and available 8th November.
12 month fixed term contract only

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 £375.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,875.00 (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

LIVING ROOM

12'4 (3.76m) x 11'11 (3.63m)

Front door, front aspect double glazed bay window, spacious room with feature fireplace and laminate flooring. Door to staircase to first floor, 2nd door through to

**DINING ROOM**

12'4 (3.76m) x 10'5 (3.18m)

Lovely room opening on to the kitchen with rear aspect double glazed window, laminate floor, understairs cupboard housing a tumble dryer, .

**KITCHEN**

13' (3.96m) x 7'11 (2.41m)

Base and eye level units, butler sink, range style cooker with gas hob, stainless steel extractor hood over. Dishwasher, fridge/freezer and washing machine. Rear aspect window.

**STAIRCASE TO FIRST FLOOR LANDING**

With access to

BEDROOM ONE

12'4 (3.76m) x 10'1 (3.07m)

Double with twin front aspect double glazed window.



BEDROOM TWO

10'5 (3.18m) x 9'5 (2.87m)

Double with rear aspect double glazed window



BATHROOM

4 piece suite comprising panelled bath, low level w.c., inset wash hand basin with cupboards below, walk-in shower cubicle, rear aspect double glazed window



GARDEN

Small front garden and medium sized enclosed rear garden with patio area and storage shed.



PARKING

Permit parking

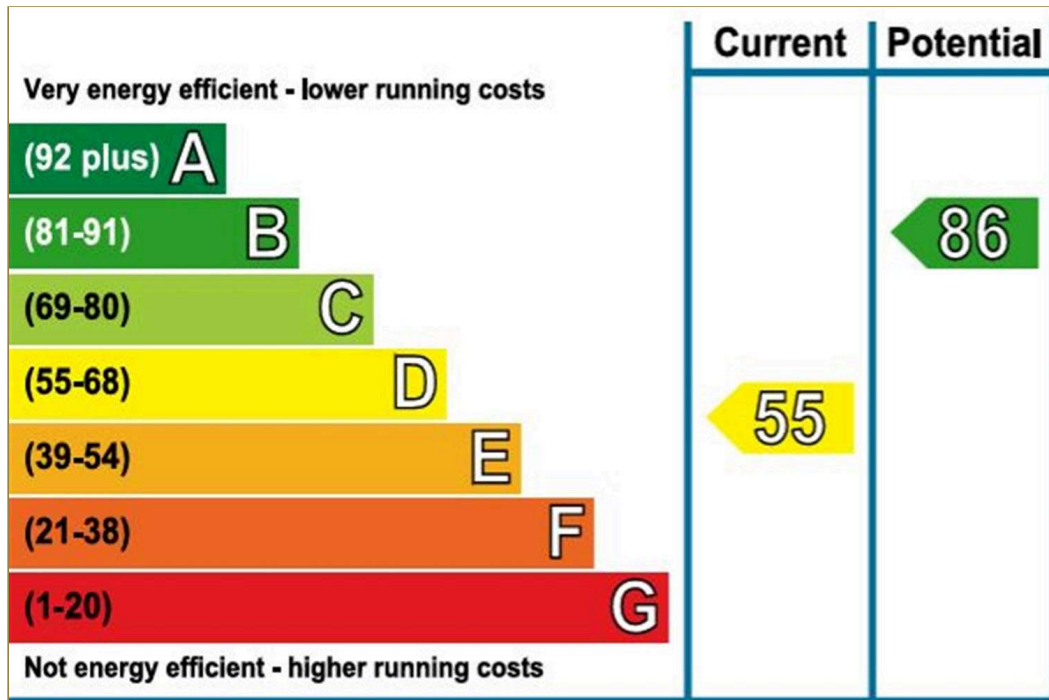
SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band C

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**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 £48,750 per annum

FLOOR PLAN