

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ILIFFE CLOSE, READING, RG1 2QE £1,850 pcm

A modern town house ideally located for Reading town centre and mainline train. Offering a modern kitchen/diner, lounge and three double bedrooms, master with en suite and further family bathroom. Low maintenance rear garden and off road parking. Unfurnished and available now

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 £426.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2,134.62 (based on the advertised rent)

EPC Rating: C - Council Tax Band: E

Please contact us for further information or visit our website

HALLWAY

Benefiting from laminate flooring, storage cupboard with doors leading to

**CLOAKROOM**

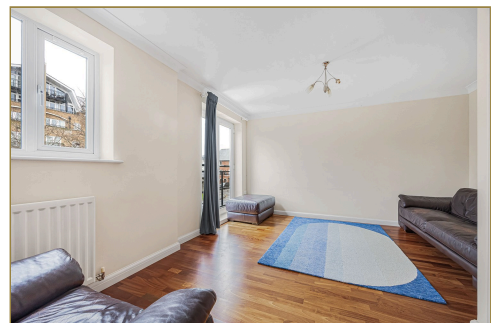
Comprises low level wc and basin

**KITCHEN / BREAKFAST ROOM**

Modern kitchen / breakfast room with a range of eye and base level units with appliances including, fridge / freezer, washing machine, dishwasher, gas hob and electric oven. Door leading to the rear garden

**LOUNGE**

Spacious lounge with laminate flooring, radiator, front aspect window and Juliet balcony.



BEDROOM ONE

Large double bedroom built in cupboard, radiator and Juliet balcony. Door leading to



EN SUITE SHOWER ROOM

Comprises low level wc, basin and shower cubicle



BEDROOM TWO

Double bedroom, radiator and Velux window



BEDROOM THREE

Double bedroom, rear aspect window and radiator



FAMILY BATHROOM

Comprises low level wc, basin and bath.

GARDEN

Low maintenance rear garden

**Parking**

Garage and off road parking for one car

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 £55,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

