

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM  
READING, RG4 8DS  
£1,650 pcm**

A delightful bay fronted Victorian terrace, conveniently situated for both Caversham & Reading town centre. Offering two double bedrooms, two bathrooms, kitchen / dining room, living room and enclosed rear garden. Offered Furnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,903.85 (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](http://www.farmeranddyer.com)

**LIVING ROOM**

Front aspect bay window, laminate flooring and radiator

**DINING AREA**

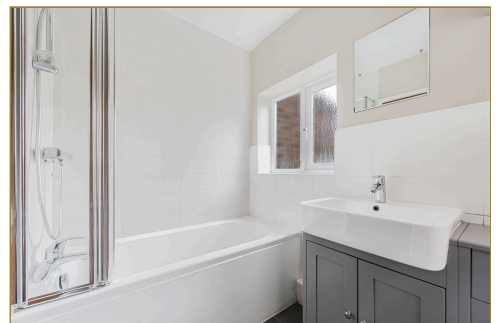
Laminate flooring, door to rear garden, under stair cupboard and radiator

**KITCHEN AREA**

With a range of base and eye level units, appliances including gas hob, electric oven, fridge/freezer, washing machine and dishwasher. Side aspect window and door leading to:

**BATHROOM**

Comprises wc, basin, bath with shower over, rear aspect window and radiator



### **BEDROOM ONE**

Front aspect windows, built in wardrobe, radiator and brand new carpet



### **BEDROOM 2**

Rear aspect window, radiator and brand new carpet.



### **GARDEN**

Enclosed rear garden mainly laid to lawn with patio area



### **BATHROOM**

Comprises wc, basin, roll top bath, walk in shower, rear aspect window and towel rail



### **PARKING**

On road 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 £49,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**FLOORPLAN**

For guidance only

**Approximate Gross Internal Area 747 sq ft - 69 sq m**

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 369 sq ft – 34 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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