

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WATERLOO RISE READING, RG2 0LW £1,095 pcm

A well presented house ideally located only a SIX MINUTE drive to Reading University & Royal Berkshire Hospital, only a 10 minute walk to Reading town centre & a 9 minute drive to Green Park. OFF ROAD parking. Unfurnished & 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 £252.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,263.46 (based on the advertised rent)

EPC Rating: D Council Tax Band: B

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

ENTRANCE HALL

Front door, doorway through to

LIVING ROOM

16'7 (5.05m) max x 14'4 (4.37m)

Front aspect window, 2 radiators, understairs cupboard, central heating thermostat, stairs to first floor, archway through to

GALLEY KITCHEN

7'4 (2.24m) x 6'1 (1.85m)

Single drainer stainless steel sink unit with mixer tap, fitted kitchen units, 4-ring gas hob, built-in oven with stainless steel extractor hood over, washing machine, fridge/freezer, wall mounted gas boiler, newly fitted vinyl floor

STAIRCASE TO FIRST FLOOR LANDING

Radiator, access to loft space, built-in airing cupboard housing hot water tank and shelving, side aspect double glazed window, access to

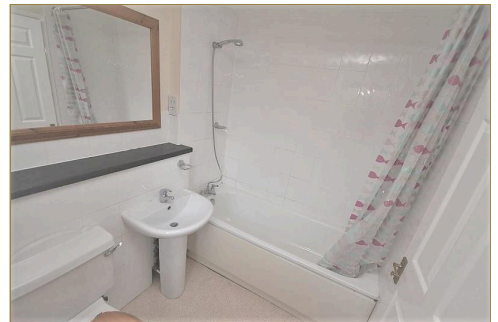
BEDROOM

12'6 (3.81m) x 9'1 (2.77m)

Radiator, front aspect window, range of fitted wardrobes

**BATHROOM**

White suite comprising bath with mixer tap and shower attachment, shower rail and curtain, pedestal wash hand basin, low level w.c., radiator, obscure glazed window

**PARKING**

Off road parking for two cars

One on the left hand side in bay with a "yellow" reserved sign plus second on the right hand side of the road - 3rd one up in a block of 4.

DIRECTIONS

Leave Reading town centre via A33 (Basingstoke Road) turn right at the traffic lights into Elgar Road (South), turn right into Waterloo Rise where the property will be found on the left hand side

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

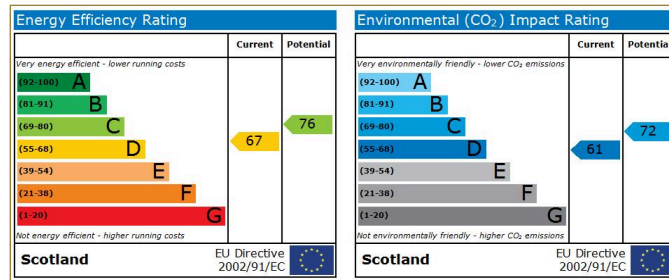
£1,095

COUNCIL TAX

Band B

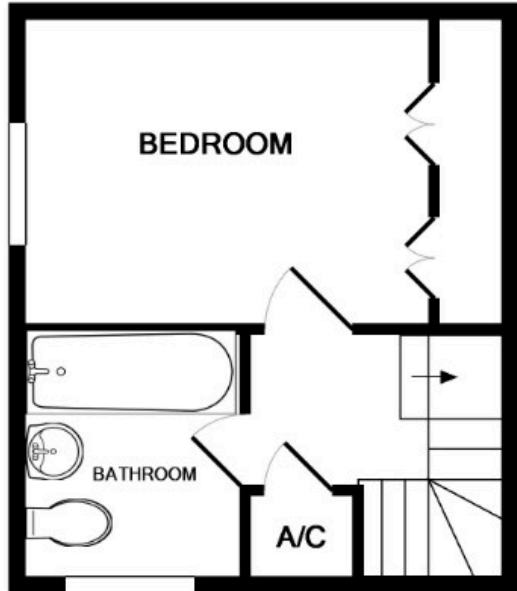
PROCEDURE

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 £33,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

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

**GROUND FLOOR****1ST FLOOR**

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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LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

