

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7QT**

£1,650 pcm

A 2 + 1 mid terrace house within Caversham Primary School. Only a short walk to local shops & an 11 minute walk to central Caversham. Benefitting from off road parking & rear garden. Unfurnished & 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

HALLWAY

With doors leading to:

LOUNGE

Spacious lounge with front aspect bay window & feature fireplace.

DINING ROOM

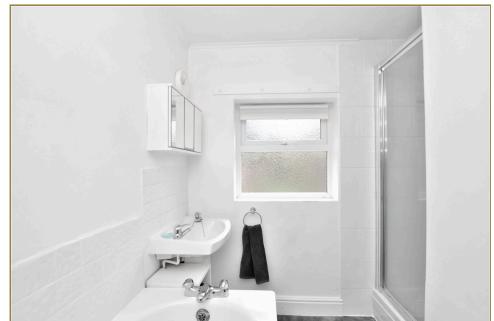
Large dining room with under stair storage cupboard with rear aspect window.

**KITCHEN**

Modern kitchen with a range of base & eye level units with appliances including dishwasher, washer / dyer, fridge, freezer, electric oven & hob.

BATHROOM

Downstairs bathroom comprises basin, bath & separate shower cubicle.

**CLOAKROOM**

Separate WC

BEDROOM ONE

Large double bedroom with front aspect windows



BEDROOM TWO

Large double bedroom with rear aspect windows.

**BEDROOM THREE**

Single bedroom with rear aspect window.

**GARDEN**

Large rear garden mainly laid to lawn

**PARKING**

Off road parking for one car

SCHOOL CATCHMENT

Caversham 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

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN
For guidance only