

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ROSEHILL PARK, EMMER GREEN READING, RG44 8XE**

**£1,995 pcm**

A delightful bungalow set in a highly sought after and peaceful location, Offering two receptions, modern kitchen, garage, off road parking for several cars and enclosed mature rear garden. Offer unfurnished and available 4th February 2026.

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**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £460.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2301.92 (based on the advertised rent)

EPC Rating: E- Council Tax Band: F

Please contact us for further information or visit our website

**HALLWAY**

Large hallway with wooden flooring, cupboard offering storage and doors leading to

**LOUNGE**

Spacious lounge with electric fire, radiator with front and side aspect windows

**CLOAKROOM**

Comprises low level wc and basin

**KITCHEN**

Modern kitchen with a range of base and eye units and breakfast bar with appliances including microwave, fridge, dishwasher, electric oven and electric hob. Door leading to lobby housing washing machine.



### **DINING ROOM**

Spacious dining room with patio doors leading to the enclosed rear garden



### **BEDROOM 1**

Spacious double bedroom, side aspect window and built in cupboard



### **BEDROOM 2**

Double bedroom, rear aspect window and built in cupboard



### **BEDROOM 3**

Double bedroom with rear aspect window



### **FAMILY BATHROOM**

Comprises low level wc, basin and walk in shower.

**GARDEN**

Mature garden with a range of mature shrubs and trees. Mainly laid to lawn with patio area

**GARAGE**

Double garage

**PARKING**

Driveway parking for several cars

**SCHOOL CATCHMENT**

Emmer Green Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

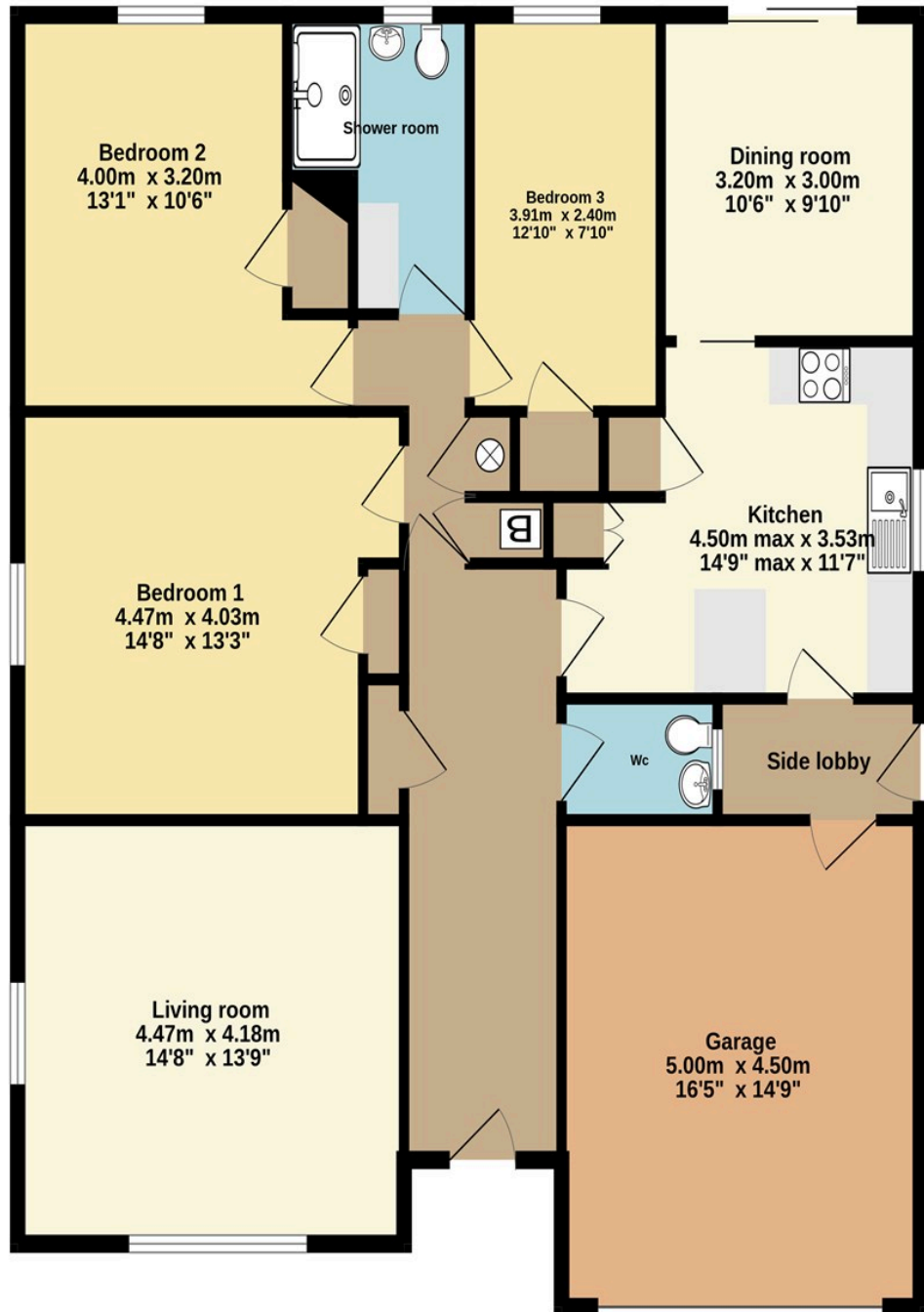
Band F

**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 £56,850 pcm

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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

**FLOORPLAN**For guidance  
only**Ground floor**

TOTAL FLOOR AREA : 134.0 sq.m. (1442 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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