

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



JEFFERSON CLOSE, EMMER GREEN READING, RG4 8US

£3,500 pcm

A stunning five bedroom detached house situated on a private road in Emmer Green. Offering three reception rooms, kitchen / breakfast room, utility room, three bathrooms, underfloor heating on the ground floor, double garage and enclosed low maintenance rear garden. Unfurnished and available Mid March.

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 £807.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £4,038.46 (based on the advertised rent)

EPC Rating: C Council Tax Band: G

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

HALLWAY

Front door, entry alarm system, staircase to first floor, understairs storage cupboard, door to

STUDY

Tiled flooring and front aspect window

**CLOAKROOM**

Low level w.c., wash hand basin inset in vanity unit, front aspect window

**FAMILY AREA / DINING AREA**

Front aspect window, door to hallway, double doors through to

**LIVING ROOM**

Double doors to hallway, fireplace with woodburning stove, rear aspect double doors to garden

KITCHEN /BREAKFAST ROOM

Fitted to comprise floorstanding and wall mounted kitchen units with granite worksurfaces, built-in appliances including microwave, dishwasher, fridge and freezer, range cooker with extractor hood above, water softener, breakfast bar, rear aspect double doors to garden, door to

**UTILITY ROOM**

Comprising fitted kitchen units with granite worksurface, washing machine, tumble dryer, gas boiler, side door to garden

**STAIRCASE TO FIRST FLOOR LANDING**

Built-in airing cupboard, access to all bedrooms

MASTER BEDROOM

Two walk-in wardrobes, front and rear aspect windows, door to

**EN-SUITE BATHROOM**

Comprising bath, separate corner shower unit, low level w.c., wash hand basin set in vanity unit, heated towel rail

BEDROOM TWO

Front aspect window, double wardrobe, door to



EN SUITE SHOWER ROOM

Corner shower unit, low level w.c., wash hand basin set in vanity unit, front aspect window



BEDROOM THREE

Front aspect window, two built-in wardrobes



BEDROOM FOUR

Rear aspect window, two built-in wardrobes



BEDROOM FIVE

Rear aspect window



FAMILY BATHROOM

Rear aspect window, bath, separate corner cubicle, low level w.c., wash hand basin set in vanity unit



CENTRAL HEATING

Gas central heating to radiators - underfloor heating to the ground floor

GARDEN

Low maintenance garden enclosed by wooden fencing, patio area at the rear of the garden and child's play area, garden shed and gazebo

**GARAGE.**

Double garage with electrically operated twin up and over doors, power and light, rear pedestrian door to garden

PARKING

Driveway parking for 2 vehicles

SCHOOL CATCHMENT

Hill Primary School.

Caversham Park Primary School

Highdown Secondary School

COUNCIL TAX

Band G

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 £105,000 per annum

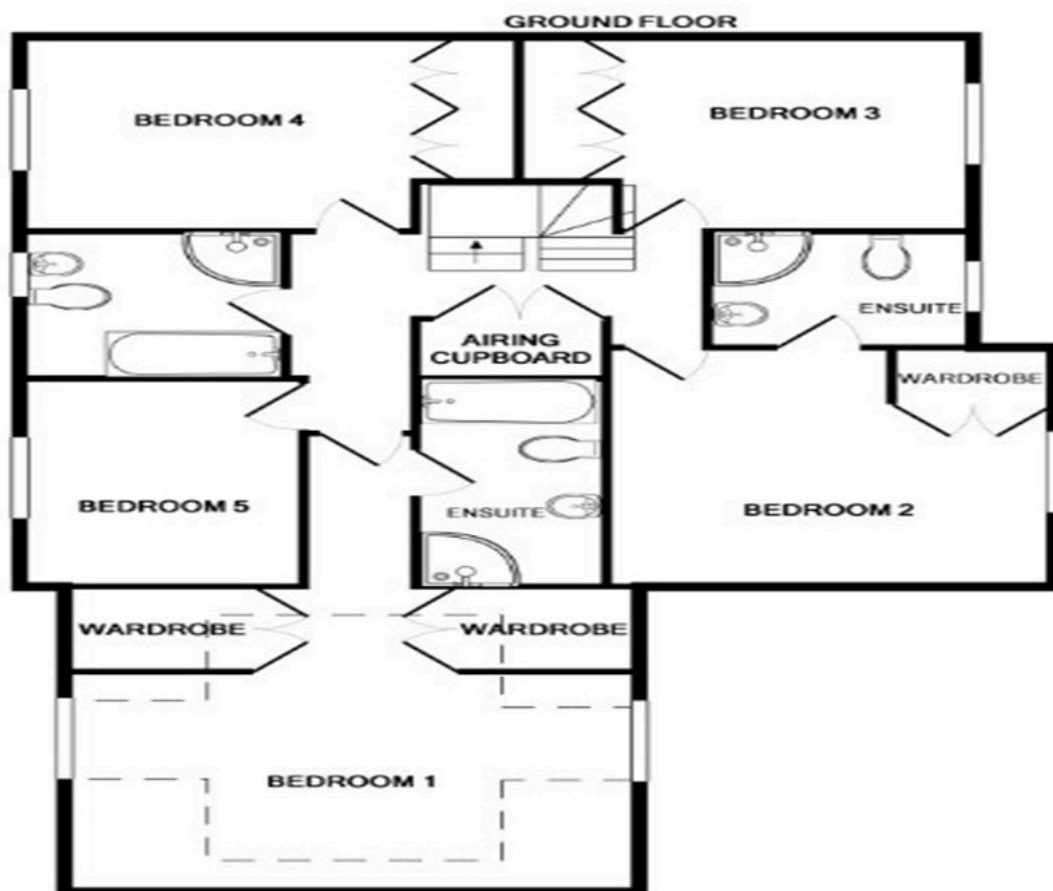
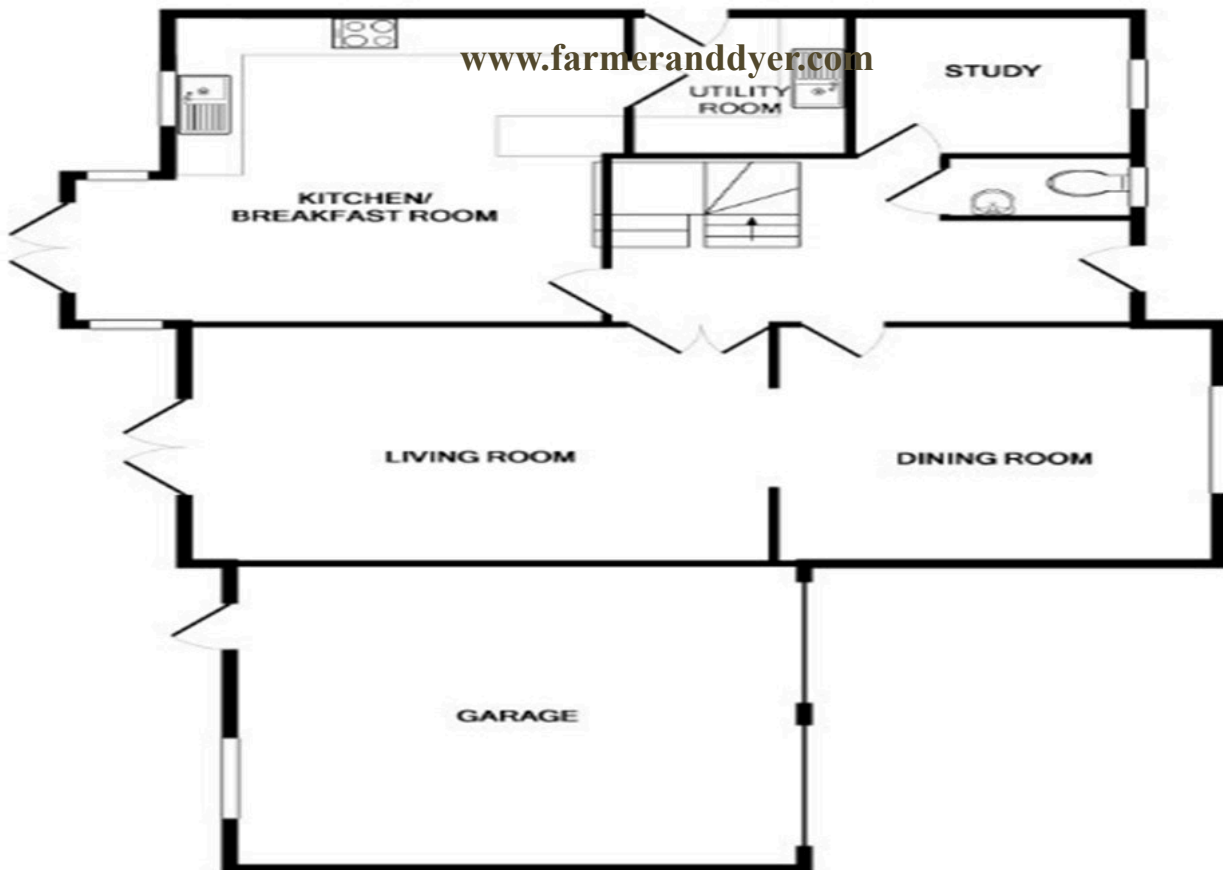
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only



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.
Made with Metropix ©2015