

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MILL GREEN, CAVERSHAM READING, RG4 8EX

£1,995 pcm

Offered to the market this REFURBISHED and EXTENDED elegant Victorian terrace with accommodation over three floors, set in a select row with riverside garden to the front leading down to the River Thames. Benefiting from 30ft kitchen / dining room with underfloor heating, utility room, lounge, three double bedrooms and family bathroom. Offered unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £460.38 (based on the advertised rent), is required to reserve this property.

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

EPC Rating: D Council Tax Band: D

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

HALLWAY

Hallway with tiled flooring and doors leading to:

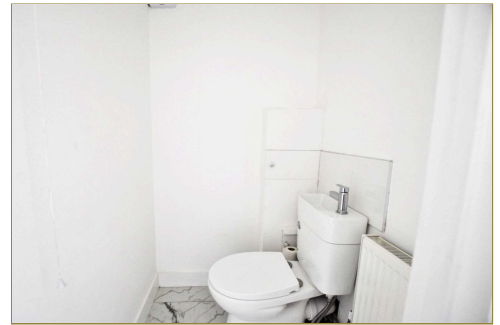
LOUNGE

11'2 (3.4m) x 9'10 (3m)

Spacious lounge, built in cupboard, radiator, log burner and French doors leading to the Verdana.

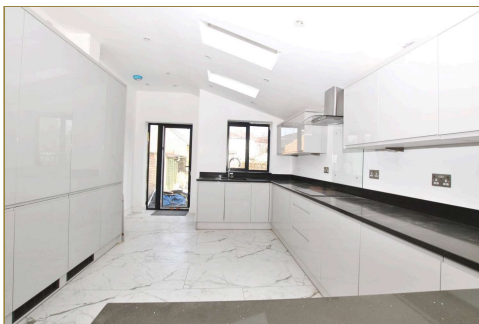
**CLOAKROOM**

Comprises low level wc with basin

**KITCHEN/DINING ROOM**

30'3 (9.22m) x 13'1 (3.99m)

With a range of base and eye level units with appliances including induction hob, electric oven, integrated dishwasher, integrated fridge freezer and built in microwave. Further benefiting from Quoker tap, marble effect tiled flooring, underfloor heating and breakfast bar. Door leading to the rear garden and door to

**UTILITY ROOM**

6'6 (1.98m) x 5'5 (1.65m)

Offering ample storage and plumbing for a washing machine.

BEDROOM ONE

13'11 (4.24m) x 13'2 (4.01m)

Double bedroom, built in cupboard, radiator, feature fireplace and front aspect window



BEDROOM TWO

13'5 (4.09m) x 11' (3.35m)

Double bedroom, built in cupboard, radiator, feature fireplace and front aspect window



BEDROOM THREE

13'2 (4.01m) x 12'5 (3.78m)

Double bedroom, radiator, feature fireplace and front aspect window



FAMILY BATHROOM

Comprises low level wc, basin, bath and walk in shower. Radiator and rear aspect window.



FRONT GARDEN

The front of the property is approached from Mill Green footpath with private pathway leading to front door and garden area. On the other side of the pathway is an additional riverside garden approximately 80ft in length leading directly to the River Thames with approximately 40ft river frontage and views across the river to Kings Meadow.

**REAR GARDEN**

Enclosed rear garden mainly laid to lawn with decked area. The garden extends approximately 80ft.

GARAGE

Detached garage at the rear accessed via Send Road with parking in front of garage

HEATING

Brand new gas boiler operated by Hive.

SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band D

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 £59,850 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approximate Gross Internal Area 1117 sq ft – 104 sq m
Ground Floor Area 520 sq ft – 48 sq m
First Floor Area 341 sq ft – 32 sq m
Second Floor Area 256 sq ft – 24 sq m

