

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



QUEEN'S ROAD, CAVERSHAM READING, RG4 8DL

£1,495 pcm

****Viewing day 10th July between 12pm to 1pm viewing by appointment only****

Offered to the market is this well presented three-bedroom terrace house ideally situated for both Reading & Caversham town centres. Internally the property comprises two reception rooms, modern kitchen & bathroom. Externally is an enclosed rear garden & on road permit parking. Unfurnished and available 5th September.

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 £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1725.00 (based on the advertised rent)

EPC Rating: D Council Tax Band: C

Please contact us for further information or visit our website

LOUNGE

Spacious lounge with front aspect window, laminate flooring & feature fireplace

**DINING ROOM**

Good size dining room with rear aspect window overlooking the rear garden also benefitting from laminate flooring

**KITCHEN**

Modern kitchen with appliances including fridge / freezer, washing machine, electric oven & gas hob

BATHROOM

Located on the ground floor is the family bathroom comprising three piece white suite with shower over bath

BEDROOM 1

Spacious master bedroom with front aspect window & built in wardrobe offering ample storage



BEDROOM 2

Good size second bedroom with rear aspect window with view over rear garden



BEDROOM

Third double bedroom



GARDEN

Good sized enclosed rear garden with decked area



SCHOOL CATCHMENT

Thameside Primary School & Highdown Secondary School

COUNCIL TAX

Band C

PARKING

On road permit parking

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 £44,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81 - 91) B | | | | (81 - 91) B | | | |
| (69 - 80) C | | | | (69 - 80) C | | | |
| (55 - 68) D | | 61 | 68 | (55 - 68) D | 58 | 67 | |
| (39 - 54) E | | | | (39 - 54) E | | | |
| (21 - 38) F | | | | (21 - 38) F | | | |
| (1 - 20) G | | | | (1 - 20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

FLOORPLAN

