

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HEMDEAN ROAD, CAVERSHAM READING, RG4 7QT

£1,595 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
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 £368.08 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,840.38 (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 / dryer, 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 £47,850 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

Approximate Gross Internal Area 1006 sq ft - 93 sq m

Ground Floor Area 542 sq ft - 50 sq m

First Floor Area 464 sq ft - 43 sq m

