FARMER & DYER

RESIDENTIAL SALES & LETTINGS







OXFORD STREET, CAVERSHAM
READING, RG4 8HN

£1,675 pcm

Offered to the market this two double bedroom terrace house situated in Central Caversham, within a 25 minute walk of Reading train station. Benefiting from two receptions, bonus loft room. Enclosed rear garden and on road permit parking. Offered unfurnished and available 21st December.

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 £386.53 (based on the advertised rent), is required to reserve this property.
Deposit payable is £1,932.69 (based on the advertised rent)
EPC Rating: C - Council Tax Band: C
Please contact us for further information or visit our website www.farmeranddyer.com

LOUNGE
12'11 (3.94m) x 12' (3.66m)
Front aspect bay window, laminate flooring, radiator and feature fireplace



DINING ROOM
12' (3.66m) x 12' (3.66m)
Laminate flooring, under stairs storage cupboard, rear aspect window and door to;



KITCHEN
With a range of base and eye level units with appliances including dishwasher, washer / dryer, fridge / freezer, gas hob and electric oven. Door to rear garden and door to;

BATHROOM
Comprises low level wc, basin and bath.

BEDROOM ONE
12' (3.66m) x 10'11 (3.33m)
Front aspect window, laminate flooring, radiator and paddle steps leading to the bonus loft room



BEDROOM TWO
12'2 (3.71m) x 12' (3.66m)
Rear aspect window, radiator and laminate flooring



BONUS LOFT ROOM
12'4 (3.76m) x 11'11 (3.63m)
Laminate flooring and eave storage



GARDEN
Low maintenance courtyard garden with shed





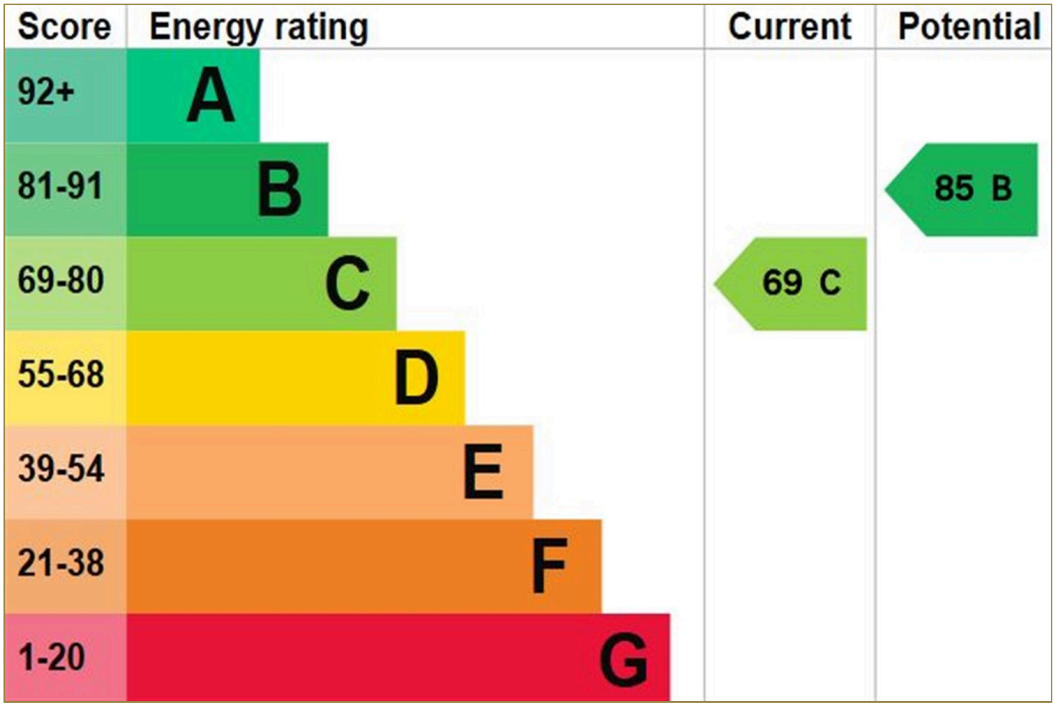
SCHOOL CATCHMENT
Thameside Primary School & Highdown Secondary School

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 £50,250 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C



FLOORPLAN

For guidance only

