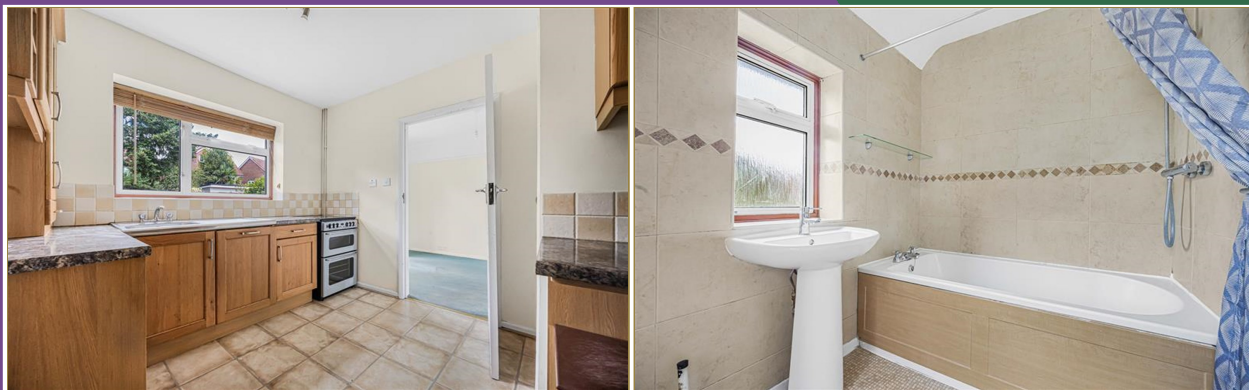


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KNIGHTS WAY, EMMER GREEN
READING, RG4 8RH
£1,795 pcm**

A three bedroom semi-detached house in Emmer Green with garage & driveway. Offering lounge / diner, kitchen, downstairs wc, two double bedrooms, single bedroom & family bathroom.
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 £414.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2071.15 (based on the advertised rent)

EPC Rating: D Council Tax Band: D

Please contact us for further information or visit our website

HALLWAY

Hallway with doors leading to

**LOUNGE / DINER**

Spacious lounge / diner with front aspect bay window & patio doors leading to the rear garden

**KITCHEN**

Good size kitchen with a range of base & eye level units with gas cooker. NB there is no fridge / freezer.

**DOWNSTAIRS WC**

Comprises low level wc, hand basin & also housing the washing machine



BEDROOM ONE

Large double bedroom with front aspect window & built in cupboard offering ample storage



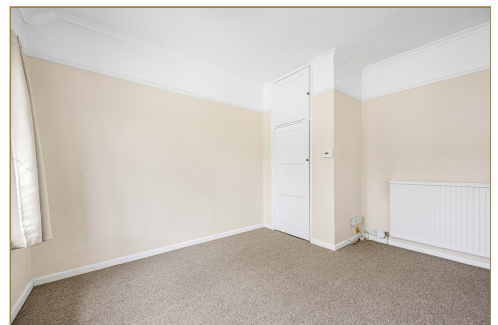
BEDROOM TWO

Second double bedroom with rear aspect window



BEDROOM THREE

Single bedroom with front aspect window.

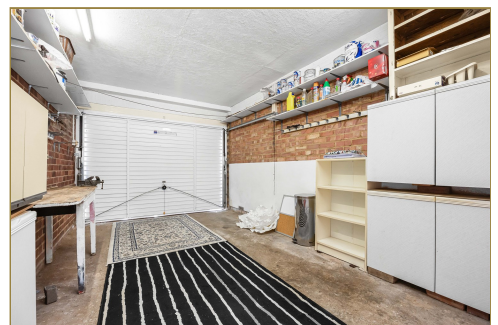


BATHROOM

Comprising three piece suite with shower over bath.



DRIVEWAY & GARAGE



FRONT AND REAR GARDEN

Mainly laid to lawn and rear garden benefiting from a patio area.

**SCHOOL CATCHMENT**

Emmer Green Primary & Highdown Secondary School.

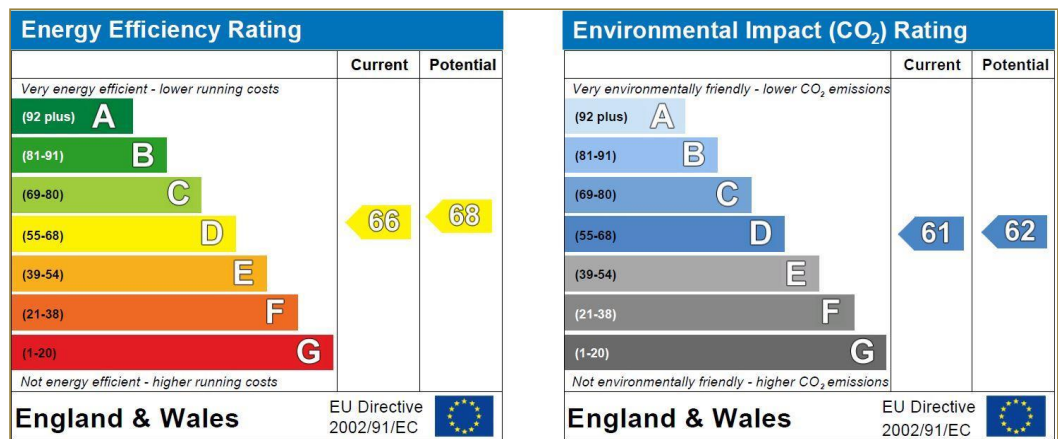
COUNCIL TAX

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 £53,850 per annum

**Energy Efficiency &
Environmental
Impact**



FLOORPLAN

**Approximate Gross Internal Area 1166 sq ft - 109 sq m
(Including Garage)**

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 544 sq ft – 51 sq m

