

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSLEAZE, KIDMORE END READING, RG4 9BH

£1,595 pcm

A rarely available semi-detached house set in the sought after village of Kidmore End. Offering two double bedrooms, 16ft lounge & kitchen / diner.

Offered to the market unfurnished & available 9th December. Rent includes a gardener in the growing months.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £368.02 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1840.38 (based on the advertised rent)

EPC Rating: C - Council Tax Band: D

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

HALLWAY

Entrance hall with doors leading to:

KITCHEN / DINER

Spacious kitchen / diner with ample room to fit a table & chairs. Appliances include fridge, freezer & electric oven. Front aspect window & door leading to the utility room.

**UTILITY ROOM**

Good size utility area with base level unit, washing machine & large built in cupboard offering ample storage. Door leading to the rear garden.

**CLOAKROOM**

Comprises low level wc & basin. Also housing gas boiler.

**LOUNGE**

16ft lounge benefiting from front aspect window & patio doors leading to the rear garden.



BEDROOM ONE

A spacious 16 ft bedroom with built in cupboard offering ample storage. Front & rear windows make the room light & airy.

**BEDROOM TWO**

Large second bedroom with built in cupboard. Rear & side aspect windows

**BATHROOM**

Comprised low level wc, basin & bath with shower over

OUTHOUSE

Useful external store room housing tumble dryer & offering plenty of storage.

GARDEN

Extremely well maintained front & rear garden with patio area.

**PARKING**

Off road parking for one car

COUNCIL TAX

Band D

PROCEDURE

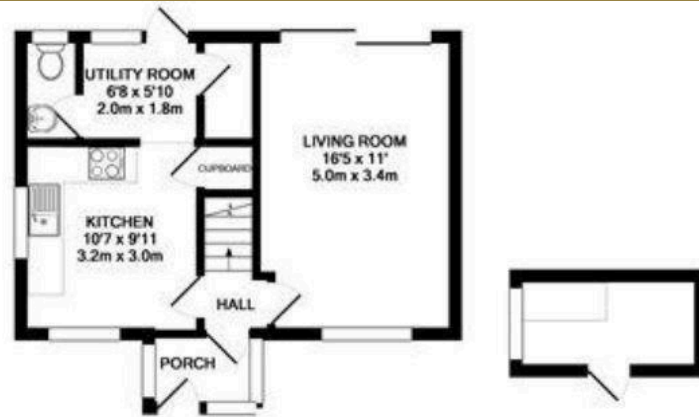
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £47,850 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only



GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ. FT.
(43.9 SQ. M.)

