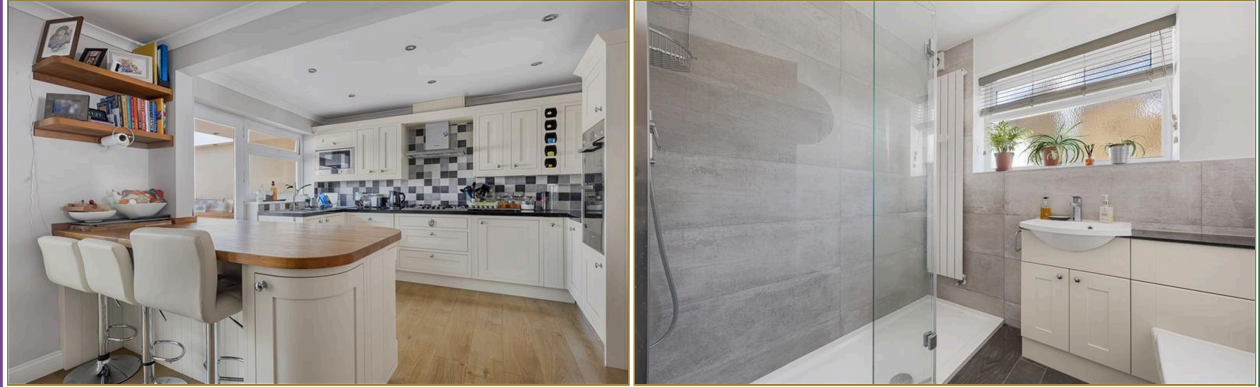


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SILVERTHORNE DRIVE, CAVERSHAM READING, RG4 7NR

£2,250 pcm

A spacious three bedroom semi detached home, situated in a quiet position on the edge of Caversham Heights towards the South Oxfordshire countryside, within 1 mile of Caversham centre and 2 miles of Reading mainline train station. Benefiting from EV charging point. Offered to the market unfurnished and available 1st August.

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 £460.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2301.92 (based on the advertised rent)

EPC Rating: D- Council Tax Band: E

Please contact us for further information or visit our website

HALLWAY

Wooden flooring, radiator and doors leading to;

**STUDY**

8'6 (2.59m) x 8'8 (2.64m)

Wooden flooring, radiator and front aspect window

**LOUNGE**

16'2 (4.93m) x 10'7 (3.23m)

Wooden flooring, front aspect window and radiator

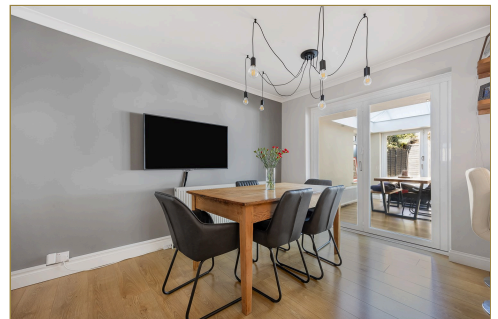
**DOWNSTAIRS SHOWER ROOM**

Comprises low level wc, basin, walk in shower, radiator and side aspect window

KITCHEN / DINER

12'3 (3.73m) x 20'0 (6.1m)

Modern kitchen with a range of base and eye level units with appliances including fridge, dishwasher, gas hob, electric double oven and integrated microwave. Wooden flooring, radiator, door and French doors to;



CONSERVATORY

12'8 (3.86m) x 17'10 (5.44m)

Bi-Fold doors, side door to rear garden and garage. Wooden flooring and radiator



BEDROOM 1

12'6 (3.81m) x 10'3 (3.12m)

Front aspect window and radiator.



BEDROOM TWO

10'4 (3.15m) x 9'4 (2.84m)

Radiator and rear aspect window



BEDROOM 3

Side aspect window, radiator and built in wardrobe.



BATHROOM

Comprises low level wc, basin, bath, towel rail and rear aspect window



DRIVEWAY

Driveway parking for several cars and EV charging point

GARAGE

Single garage housing , freezer, washing machine tumble dryer, built in units and sink

SCHOOL CATCHMENT

The Heights Primary School
Highdown School and Sixth Form College

COUNCIL TAX

Band E

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 £67,500 pcm.

GARDEN

Low maintenance rear garden with patio area.



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

