

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CROMWELL ROAD, CAVERSHAM READING, RG4 5EB**

**£1,650 pcm**

A two bedroom Victorian terrace with off road parking situated in one of Caversham's highly regarded terraced roads within 400 metres of central Caversham, Westfield recreation park and approx. a 15 minute walk from Reading station. Offer unfurnished and available 15th June.

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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1930.85 (based on the advertised rent)

EPC Rating: C- Council Tax Band: C

Please contact us for further information or visit our website

**ENTRANCE**

Covered entrance porch with front door to

**HALLWAY**

With radiator, understairs storage cupboard housing meters, door to

**LOUNGE**

With front aspect feature double glazed bay window, radiator

**DINING ROOM**

Radiator, rear aspect double glazed window, staircase to first floor, shelving, glazed door through to

**KITCHEN**

Comprising one and a half bowl stainless steel sink unit with mixer tap, dual aspect double glazed windows, inset 4-ring gas hob & electric oven, washing machine, fridge/freezer, part tiled walls, wall mounted extractor fan, 2 spotlight rails. Door to rear garden.

**BEDROOM ONE**

With twin front aspect double glazed windows, radiator and built in cupboard with shelving



## **BEDROOM TWO**

With rear aspect double glazed window, radiator, built in wardrobe



## **BATHROOM**

Spacious three piece white suite comprising panelled bath with independent shower and glass deflector, wash hand basin unit with cupboard space and w.c., stainless steel heated towel rail, rear aspect obscure double glazed window, tiled surrounds, radiator and built in airing cupboard housing gas boiler with slatted shelving

## **GARDEN**

At the rear of the property is a delightful west facing garden laid to lawn with pathway stretching the length. Further benefiting from a 6ft x 8ft shed.



## **PARKING**

Parking for one car to the rear entered via service road with pedestrian gateway access.

## **COUNCIL TAX**

Band C

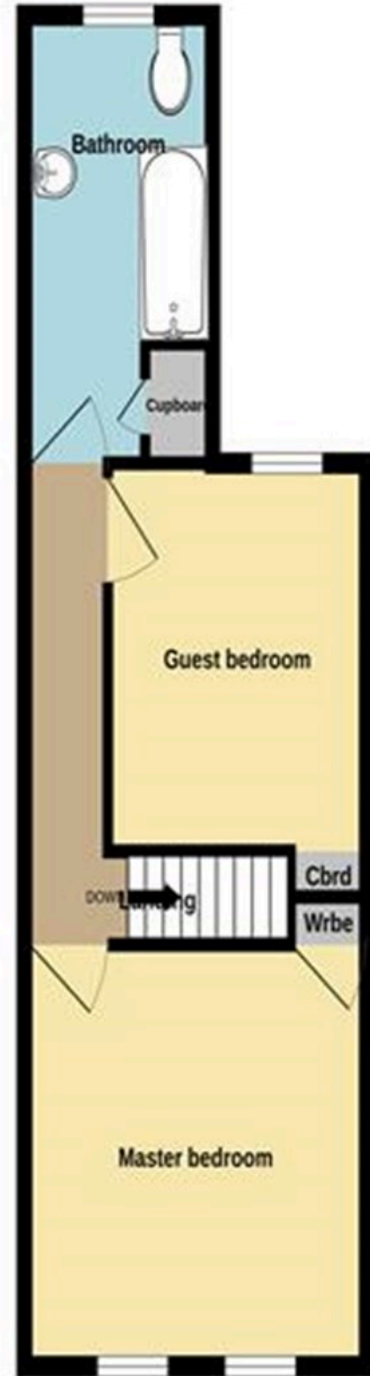
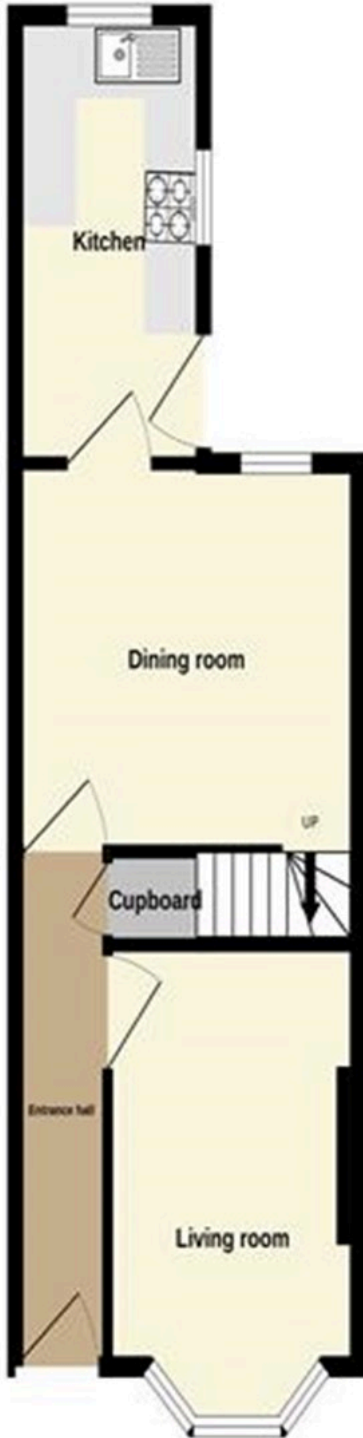
## **PROCEDURE**

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 £49,500 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**



TOTAL FLOOR AREA : 37.8 sq.m. (388 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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