# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS





## KINGS ROAD, CAVERSHAM
## READING, RG4 8DT

## £1,650 pcm

A Victorian two double bedroom mid terrace ideally positioned for both Reading & Caversham centres, offering receptions, downstairs wc, modern bathroom and enclosed rear garden. . Unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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## SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

## PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £380.76 (based on the advertised rent), is required to reserve this property.
Deposit payable is £1903.84 (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

Spacious lounge, front aspect bay window radiator and Oak flooring.



## DINING ROOM

Understairs storage cupboard, rear aspect window, radiator, oak flooring with door leading to



## KITCHEN

Brand new kitchen with a range of base and eye level units with appliances including integrated dishwasher, washing machine, electric oven and hob.

## CLOAKROOM

Comprises low level wc and basin

## UTILITY AREA

Versatile utility area with door leading to the rear garden

## STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

**BEDROOM ONE**
Large double bedroom, front aspect window, radiator



**BEDROOM TWO**
Double bedroom, front aspect window, radiator



**BATHROOM**
Comprises low level wc, basin, corner bath and shower cubicle.

**REAR GARDEN**
Mainly laid to lawn with patio area and shed



**PARKING**
On road residents permit parking.

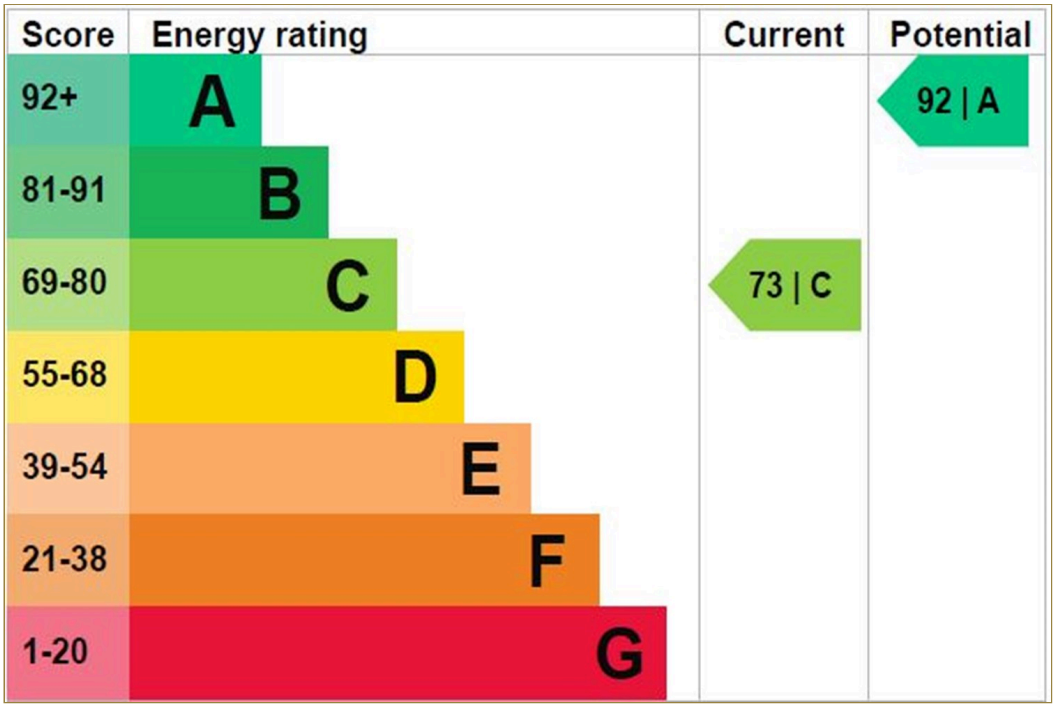
**TENURE**
Freehold

**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 £49,500 per annum

## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

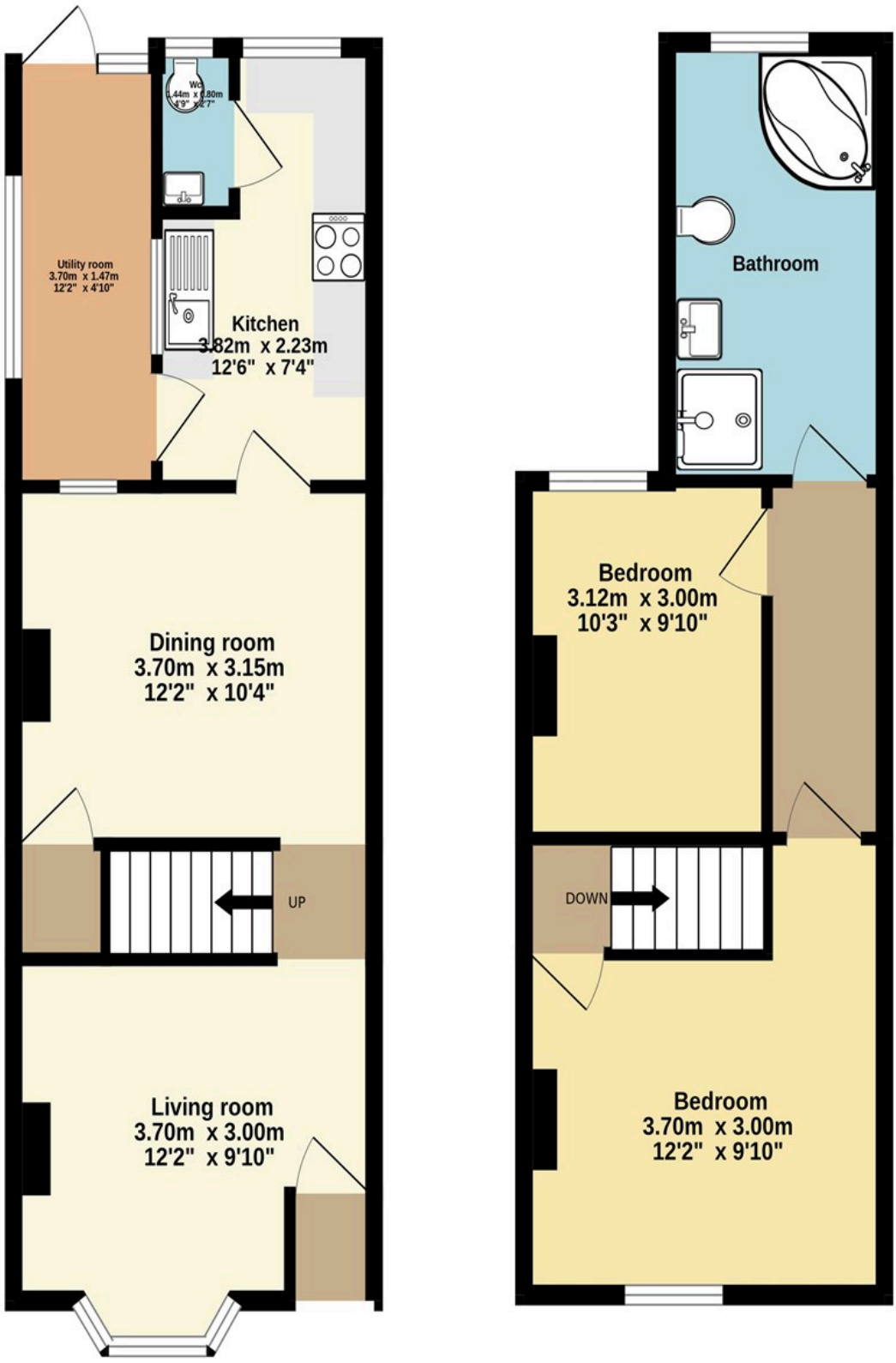


## FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Ground floor

1st floor




TOTAL FLOOR AREA : 71.0 sq.m. (764 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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## LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

