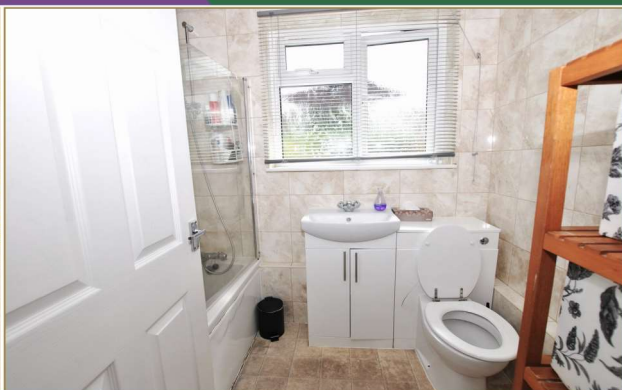


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM  
READING, RG4 8DS**

**£1,620 pcm**

A bay fronted 2 + 1 Victorian terrace only 12 MINUTE WALK to Reading mainline station & 13 minute walk to Caversham centre. On road permit parking and enclosed SOUTH FACING rear garden. Unfurnished and available 9th December.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £373.84 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,869.23 (based on the advertised rent)

EPC Rating: C- Council Tax Band: C

Please contact us for further information or visit our website

**LOUNGE**

Front aspect bay window and radiator

**DINING ROOM**

Radiator, under-stairs storage cupboard, door to rear garden and door leading to;

**KITCHEN**

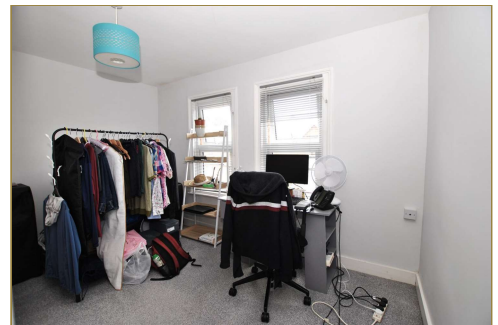
Modern kitchen with a range of base and eye level units with appliances including electric oven, electric hob washing machine and fridge freezer. Side aspect window.

**BATHROOM**

Comprises low level wc, basin and bath with shower over

**BEDROOM ONE**

Front aspect window, radiator and built in cupboard



## **BEDROOM TWO**

Rear aspect window, radiator, built in cupboard and door leading to;



## **BEDROOM THREE**

Rear aspect window, radiator and airing cupboard



## **REAR GARDEN**

Enclosed rear garden mainly laid to lawn with decked area and outhouse



## **PARKING**

On road resident permit parking

## **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 £48,600 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>88 B</b> |
| 69-80 | <b>C</b>      | <b>71 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

**FLOORPLAN**

Approximate Gross Internal Area 854 sq ft – 80 sq m  
 Ground Floor Area 448 sq ft – 42 sq m  
 First Floor Area 406 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

