

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£1,495 pcm**

A well presented Victorian terrace situated just a short walk to Reading & Caversham centres, River Thames & mainline train station. Benefitting from a low maintenance rear garden. Unfurnished.  
Available 6th July.

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)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1725.00 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**ENTRANCE LOBBY**

Part double glazed uPVC front door, glazed door through to

**LIVING ROOM**

10'7 (3.23m) x 10'11 (3.33m)

Front aspect double glazed window, feature brick fireplace, laminate floor, archway to dining room and staircase to first floor.

**DINING ROOM**

10'7 (3.23m) x 10' (3.05m)

Rear aspect double glazed window overlooking garden, laminate floor, understairs cupboard, doorway and step down to

**KITCHEN**

13'3 (4.04m) max x 5'11 (1.8m)

Fitted to comprise range of base level units, built-in electric hob with extractor above, built-in oven, fridge/freezer, stainless steel sink unit, ceramic tiled floor, side aspect obscure double glazed window

**REAR LOBBY**

Part double glazed uPVC door to garden, ceramic tiled floor, washing machine, dishwasher, door to

**BATHROOM**

Fitted to comprise panelled bath with electric shower over, low level w.c., pedestal wash hand basin, fully tiled walls, rear aspect obscure double glazed window, ceramic tiled floor

**STAIRCASE TO FIRST FLOOR LANDING**

With access to

**BEDROOM ONE**

10'7 (3.23m) x 10' (3.05m)

Front aspect double glazed window, feature fireplace, built-in wardrobe -



**BEDROOM TWO**

10'7 (3.23m) x 10'1 (3.07m)

Rear aspect glazed window overlooking garden, feature fireplace



**REAR GARDEN**

Easily maintained patio garden, timber fencing, garden shed



**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 £44,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

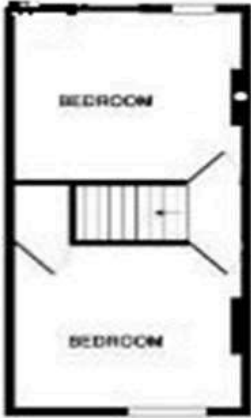
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

For guidance only



GROUND FLOOR



1ST FLOOR