

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WASHINGTON ROAD,
CAVERSHAM, READING, RG4 5AA**

£1,650 pcm

A lovely end terrace house offering off road parking, enclosed courtyard garden & only a 14 MINUTE WALK to Reading mainline station. Unfurnished & available 26th January 2026. **12 month fixed term contract only***

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

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 £1,903.85 (based on the advertised rent)

EPC Rating: D - Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

LOUNGE

Larger than average lounge with front aspect window & wooden flooring

**DINING ROOM**

Spacious dining room with door leading to the enclosed courtyard garden also benefiting from wooden flooring.

**KITCHEN**

Brand new modern kitchen with quality fitments & appliances including electric oven & hob.

DOWNSTAIRS WC

Brand new low level wc & hand basin.

BEDROOM 1

Spacious double bedroom with front aspect window & brand new carpet.

**BEDROOM 2**

Double bedroom with rear aspect window with views over the courtyard garden also benefiting from new carpet.



BATHROOM

Brand new family bathroom with corner bath, wc, basin & shower cubicle.

UTILITY ROOM

Housing washing machine & tumble dryer.

GARDEN

Enclosed courtyard garden.

**PARKING**

Off road parking for one car.

SCHOOL CATCHMENT

Thameside Primary School & Highdown School 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