

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£1,650 pcm

An attractive Victorian bay fronted terrace only a 12 MINUTE walk to Reading mainline station. The property boasts a superb loft room & SOUTH FACING garden. Unfurnished & available 6th July

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 £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 HALL

Front door, door to

LIVING ROOM

Front aspect bay window, feature fireplace with cast iron fire, radiator, oak-style floor

**DINING ROOM**

Rear aspect window, opening through to the kitchen, oak-style floor, radiator, understairs cupboard

**KITCHEN**

Fitted to comprise worktops with one and a half bowl sink, range of eye and base level units, tiled floor, side aspect window, electric oven, gas hob, brand new fridge / freezer, washing machine & dishwasher

BATHROOM

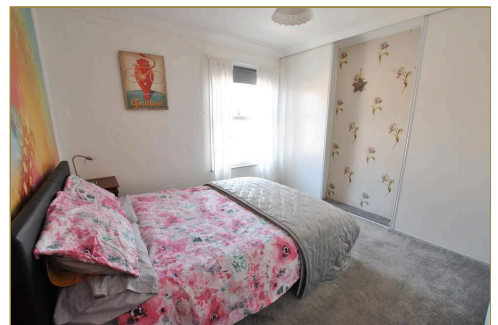
Three piece suite comprising panelled bath, low level w.c., pedestal wash hand basin, radiator, tiled floor, dual aspect windows, spotlights

FIRST FLOOR CLOAKROOM

Two piece suite comprising low level w.c., wall mounted wash hand basin, part tiled walls

BEDROOM ONE

Front aspect window, fitted wardrobes, radiator



BEDROOM TWO

Rear aspect window, store cupboard, radiator



BEDROOM THREE

Rear aspect window, radiator, airing cupboard housing boiler

LOFT ROOM

Large rear aspect window, radiator, access to eaves storage

GARDEN

South-facing low maintenance garden with patio, enclosed by panel fencing, brick shed, outside water tap



PARKING

ON road 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 £49,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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