

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FRASER AVENUE, CAVERSHAM READING, RG4 6RT

£2,000 pcm

A three /four bedroom house on Caversham Park Village. Peacefully situated in a sought after cul de sac at the top end of the village with study addition within 300 metres of local shops, post office and bus stops & 3 minutes walk to local countryside. Offered to the market part-furnished and available beginning August.

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 £461.54 based on the advertised rent), is required to reserve this property.

Deposit payable is £2,307.69 (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

HALLWAY

Laminate flooring, radiator, storage cupboard and doors to

CLOAKROOM

Comprises low level wc, basin and housing washing machine

**KITCHEN/BREAKFAST ROOM**

15'5 (4.7m) x 12'7 (3.84m)

Modern kitchen with a range of base and eye level units appliances including American style fridge / freezer, gas hob, electric oven and integrated microwave Underfloor heating. Front aspect window, patio doors leading to the conservatory and door to

LOUNGE / DINING ROOM

23'0 (7.01m) x 20'9 (6.32m)

Dual aspect windows, radiator, laminate flooring, three built in storage cupboards, stairs to first floor landing and door to

**STUDY / BEDROOM 4**

7' (2.13m) x 6'11 (2.11m)

Front aspect window and laminate flooring



CONSERVATORY

13'3 (4.04m) x 9'10 (3m)

Laminate flooring and French doors leading to the rear garden



STAIRS TO FIRST FLOOR LANDING



BEDROOM 1

15'1 (4.6m) x 9'7 (2.92m)

Rear aspect window, carpet and radiator



BEDROOM 2

10'9 (3.28m) x 9'5 (2.87m)

Rear aspect window, carpet and radiator



BEDROOM 3

9'8 (2.95m) x 7'6 (2.29m)

Front aspect window, carpet and radiator

BATHROOM

Comprised low level wc, basin and bath with shower over.

FRONT AND REAR GARDEN

Mainly laid to lawn with patio area and shed

DRIVEWAY

Off road parking for 2-cars

SCHOOL CATCHMENT

Caversham Park Primary School

Highdown Secondary School and Sixth Form Centre

COUNCIL TAX

Band D

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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROCEDURE

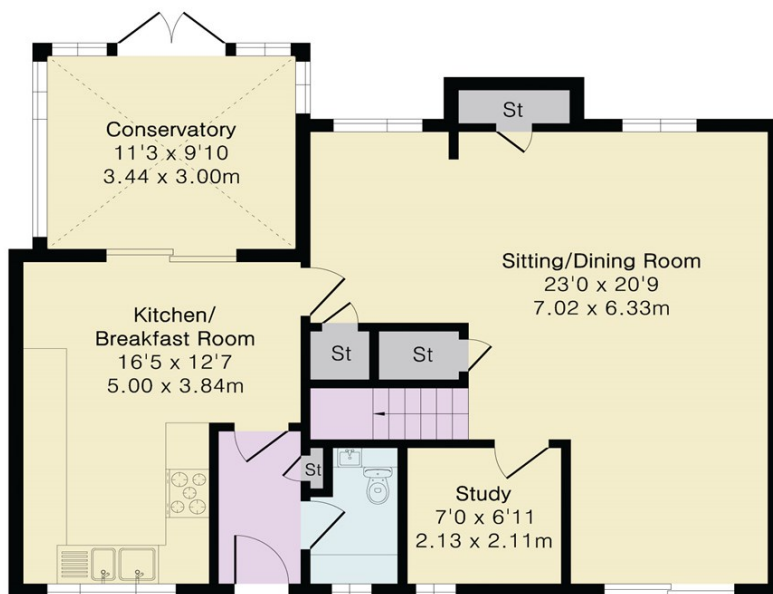
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £60,000

FLOORPLAN

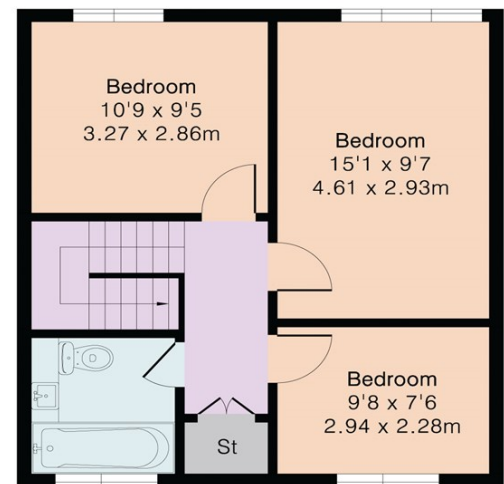
Approximate Gross Internal Area 1304 sq ft - 121 sq m

Ground Floor Area 826 sq ft – 77 sq m

First Floor Area 478 sq ft – 44 sq m



Ground Floor



First Floor