

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**READING ROAD, CANE END  
NR READING, RG4 9HG**

**£1,650 pcm**

A stunning STABLE CONVERSION 4.9 miles north of Caversham set in a RURAL LOCATION.  
Only an 11 MINUTE drive to Caversham centre. Unfurnished and available 17th August.

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 £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: C Council Tax Band: C

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

**LIVING/DINING ROOM**

18'8 (5.69m) x 16'3 (4.95m)

Open plan room with French Doors.

**KITCHEN**

12'7 (3.84m) x 8'6 (2.59m)

With built in oven, fridge freezer, Dishwasher and washing machine

**BEDROOM ONE**

11'2 (3.4m) x 11'0 (3.35m)

With door to

**EN SUITE SHOWER ROOM**

With shower cubicle, low level w.c. and pedestal wash hand basin.



**BEDROOM TWO**

11'6 (3.51m) x 11'4 (3.45m)

With door to



**EN SUITE BATHROOM**

With bath, inset wash hand basin with cupboards below and low level w.c.,

**GARDEN**

Laid to lawn



**PARKING**

Off road parking

**COUNCIL TAX**

Band C

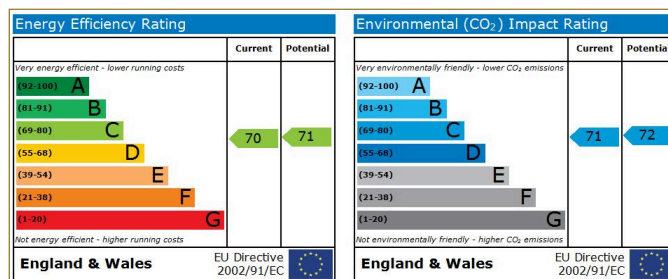
**PROCEDURE**

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.

**DIRECTIONS**

Proceed north out of Caversham along the Woodcote Road (A4074) for approximately 2 miles to Cane End. The property will found shortly after Horse Pond Road. turn right at the sign Kempwood, and Alazan Oak will be found on the right hand side.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**FLOORPLAN**

Awaiting