FARMER & DYER
RESIDENTIAL SALES & LETTINGS







WATERLOO RISE
READING, RG2 0LW

£1,095 pcm

A super one bedroom house benefitting from fitted kitchen, enclosed garden and allocated parking space. Ideal for a single professional or couple. Unfurnished, available mid December. Rent Includes gardener.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 **W** www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE
Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £252.69 (based on the advertised rent), is required to reserve this property.
Deposit payable is £1,263.46 (based on the advertised rent)
EPC Rating: D Council Tax Band: B
Please contact us for further information or visit our website www.farmeranddyer.com

ENTRANCE LOBBY
Front door through to

LOUNGE / DINER
Rear aspect double glazed bay window, understairs cupboard



KITCHEN
Fitted to comprise single drainer sink unit, built-in ceramic electric hob with extractor fan above and electric oven below, fridge/freezer, washing machine, rear aspect double glazed window

STAIR CASE TO FIRST FLOOR
Access to loft space, airing cupboard

BEDROOM
Rear aspect double glazed window, range of fitted wardrobes





BATHROOM
Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., side aspect double glazed window

REAR GARDEN
Enclosed rear garden, laid to lawn with patio



PARKING
One allocated parking space

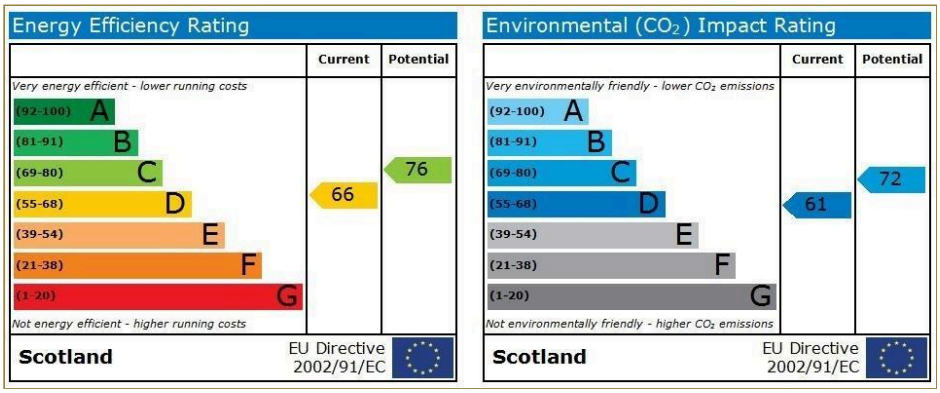
COUNCIL TAX

Band B

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 £32,850 per annum

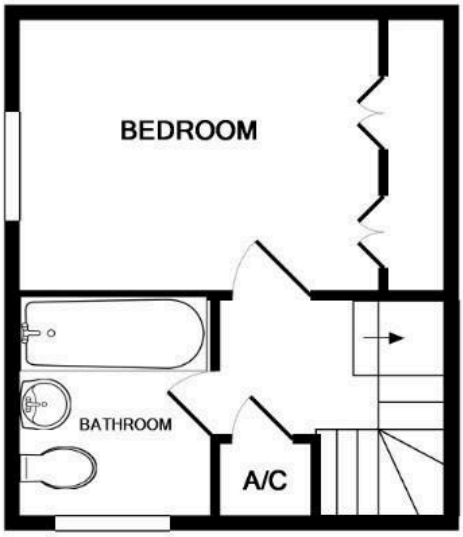
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN
For guidance only



GROUND FLOOR



1ST FLOOR

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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