

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GREAT KNOLLYS STREET,
READING, RG1 7HL**

£1,595 pcm

A well presented two bed mid terrace house within walking distance of Reading town centre, Reading mainline and Reading West stations. The property features kitchen and bathroom, lounge, two bedroom and garden to rear. Unfurnished and available 18th September.

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £368.08 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,840.38 (based on the advertised rent)

EPC Rating: C - Council Tax Band: B

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

LOUNGE

Front aspect window and radiator



DINING ROOM

Rear aspect window, radiator, under stair cupboard with door leading to



KITCHEN

Modern kitchen with a range of base and eye level units, side aspect window, appliances including electric hob, electric oven and washing machine. Door leading to

LOBBY

Housing fridge / freezer, door to rear garden and door to

BATHROOM

Comprises low level wc, basin, bath and separate shower cubicle.

BEDROOM ONE

Double bedroom, front aspect window, radiator and built in cupboard



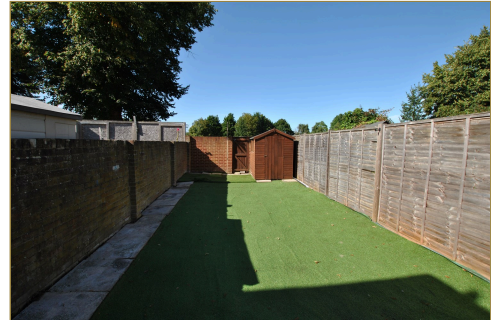
BEDROOM 2

Double bedroom, rear aspect window and radiator



REAR GARDEN

Low maintenance garden with shed



SCHOOL CATCHMENT

Civitas Academy
EP Collier School

COUNCIL TAX

Band B

PROCEDURE

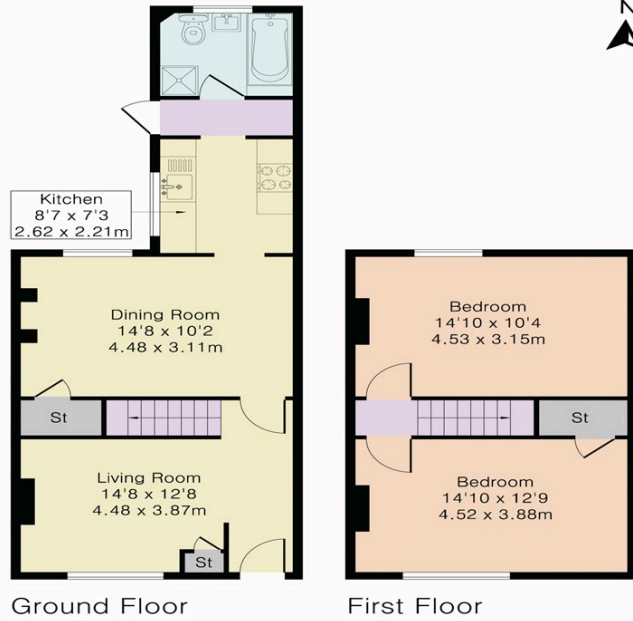
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £47,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approximate Gross Internal Area 823 sq ft – 76 sq m
Ground Floor Area 477 sq ft – 44 sq m
First Floor Area 346 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

