

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CLIFTON PARK ROAD, CAVERSHAM READING, RG4 7PD

£3,500 pcm

A particularly spacious Edwardian five bedroom semi detached with 2 large reception rooms & 29ft kitchen/family room. Located approx. 5 mins walk to Caversham centre and less than a mile to Reading train station. Providing approx. 2500 sqft of accommodation over 3 floors & retaining many period features. Offered to the market unfurnished and available now

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £807.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £4,038.46 (based on the advertised rent)

EPC Rating: D - Council Tax Band: F

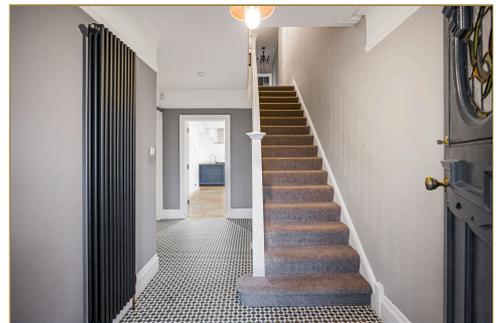
Please contact us for further information or visit our website www.farmeranddyer.com

ENTRANCE PORCH

Stained glass leaded light door, quarry tiled step, stripped original front door with stained glass leaded light insert through to

**RECEPTION HALL**

Radiator, staircase to first floor, understairs storage cupboard housing meters, picture rail, coving

**LIVING AREA**

34'9 (10.59m) x 16'9 (5.11m) at its widest point

Large rounded front aspect double glazed bay window, radiator, original coved ceiling and picture rail, tiled fireplace with hearth, carved surround and mantel over, 2 wall light points

Rear aspect window, 2 radiators, central cast iron fireplace with hearth, surround and oak mantel over, original coving and ceiling rose



KITCHEN/BREAKFAST ROOM

25'2 (7.67m) x 23'7 (7.19m)

Large extended room, kitchen is well fitted comprising double Belfast sink unit with mixer tap and cupboard under, further extensive range of both floorstanding cupboards and drawers and eye level units, granite worktops, tiled surrounds, integrated drinks fridge, oven and microwave, American-style fridge/freezer, large central island peninsula with granite worktop and integrated Range-style cooker, further sink, cupboards and drawers and dishwasher.

**UTILITY ROOM**

9'3 (2.82m) x 7' (2.13m)

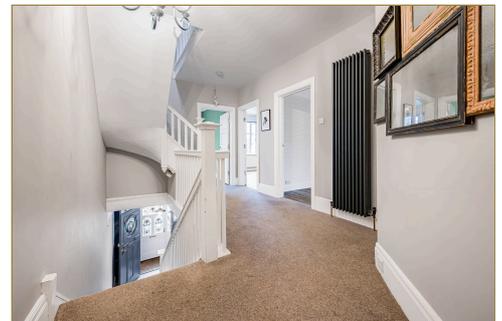
Belfast sink, washing machine, granite worktop, range of cupboards, door to

**CLOAKROOM**

Low level w.c., wash hand basin with cupboard below, tiled surround

STAIRS TO FIRST FLOOR LANDING

Radiator

**BEDROOM 1**

14'2 (4.32m) x 13'10 (4.22m)

Rear aspect double glazed window, radiator, picture rail, door to



EN SUITE BATHROOM

Comprising stand alone bath, low level w.c., pedestal wash hand basin, rear aspect obscure double glazed window, fully tiled walls, vertical radiator

**BEDROOM 2**

13'11 (4.24m) x 13'11 (4.24m)

Front aspect double glazed window, radiator, picture rail

**BEDROOM 3**

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

Front aspect double glazed window, radiator

**FAMILY BATHROOM**

Rear aspect double glazed window, radiator, raised roll top bath, pedestal wash hand basin, separate fully tiled shower, large fitted double airing cupboard

**SEPARATE W.C.**

Low level w.c., side aspect window, radiator

STAIRS TO SECOND FLOOR LANDING

Overhead double glazed skylight Velux window, eaves storage cupboard, door to large walk-in cupboard, door to

BEDROOM 4

17'8 (5.38m) x 12'6 (3.81m)

Dual aspect double glazed windows, radiator

**BEDROOM FIVE**

16'1 (4.9m) x 8'1 (2.46m)

Side aspect double glazed window, radiator, wash hand basin

**REAR GARDEN**

At the rear of the property is an adjacent patio area to the kitchen/breakfast/family room, side access front to rear via secure wooden gate. Steps lead up to main lawn garden area with an abundance of flowers and shrubs, young fruit trees and evergreens providing good seclusion, extends approx. 60ft. Raised cobble paved patio area adjacent to the lawn.

**FRONT GARDEN**

At the front of the property is a block-paved driveway providing off road parking with steps leading up to front door, separate pedestrian gateway.

SCHOOL CATCHMENT

Thameside Primary School

The Heights Primary School

Highdown Secondary School

COUNCIL TAX

Band F

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 £105,000 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale.

