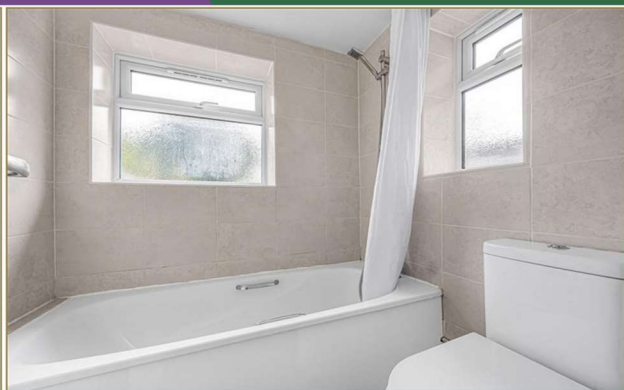


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**YORK ROAD
READING, RG1 8DX
£1,450 pcm**

A two plus one bedroom terrace house situated just a short walk to Reading mainline train station, town centre and River Thames. Includes two reception rooms, fitted kitchen and utility room, ground floor bathroom and enclosed rear garden. Unfurnished & 27th November.

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 £334.61 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,673.07 (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

LIVING ROOM

11'7 (3.53m) x 10'4 (3.15m)

Front door, front aspect double glazed window

**DINING ROOM**

11'6 (3.51m) x 10'4 (3.15m)

Feature fireplace, rear aspect double glazed window, understairs storage cupboard, wooden floor, door to

**KITCHEN**

8'6 (2.59m) x 6' (1.83m)

Well fitted comprising stainless steel sink unit, range of base and eye level units, gas hob and double electric oven, slimline dishwasher, washing machine, quarry tiled floor, door to

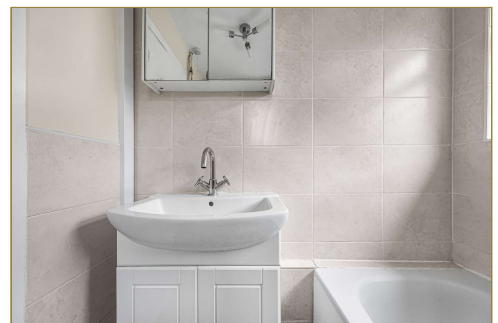
UTILITY ROOM

6'9 (2.06m) x 4'6 (1.37m)

Vinyl floor, double glazed door to garden

**BATHROOM**

Well fitted comprising panelled bath with shower attachment, curtain and rail, wash hand basin set in vanity unit, low level w.c., tiled floor



STAIRCASE TO FIRST FLOOR LANDING

With access to

BEDROOM ONE

11'7 (3.53m) x 10'6 (3.2m)

Front aspect double glazed window, hanging rail to wardrobe recess



BEDROOM TWO

11'7 (3.53m) x 10'6 (3.2m)

Rear aspect double glazed window, door to



BEDROOM THREE

8'6 (2.59m) x 5'10 (1.78m)

Rear aspect double glazed window



REAR GARDEN

Easily maintained enclosed garden, patio area with coloured slate-chip edging, garden shed



SCHOOL CATCHMENT

E P Collier Primary School

Highdown Secondary School

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 £43,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

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

