

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### QUEEN'S ROAD, CAVERSHAM READING, RG4 8DL

**£1,695 pcm**

Offered to the market is this well presented three-bedroom terrace house ideally situated for both Reading & Caversham town centres. Internally the property comprises two reception rooms, modern kitchen & bathroom. Externally is an enclosed rear garden & on road permit parking. Unfurnished and available 8th May 2026

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 £391.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1955.77 (based on the advertised rent)

EPC Rating: D Council Tax Band: C

Please contact us for further information or visit our website

**LOUNGE**

Spacious lounge with front aspect window, laminate flooring & feature fireplace

**DINING ROOM**

Good size dining room with rear aspect window overlooking the rear garden also benefitting from laminate flooring

**KITCHEN**

Modern kitchen with appliances including fridge / freezer, washing machine, electric oven & gas hob

**BATHROOM**

Located on the ground floor is the family bathroom comprising three piece white suite with shower over bath

**BEDROOM 1**

Spacious master bedroom with front aspect window & built in wardrobe offering ample storage



**BEDROOM 2**

Good size second bedroom with rear aspect window with view over rear garden



**BEDROOM**

Third double bedroom



**GARDEN**

Good sized enclosed rear garden with decked area



**SCHOOL CATCHMENT**

Thameside Primary School & Highdown Secondary School

**COUNCIL TAX**

Band C

**PARKING**

On road permit parking

**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 £50,850 per annum

# ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81 - 91) <b>B</b>				(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>				(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>		<b>61</b>	<b>68</b>	(55 - 68) <b>D</b>	<b>58</b>	<b>67</b>	
(39 - 54) <b>E</b>				(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>				(21 - 38) <b>F</b>			
(1 - 20) <b>G</b>				(1 - 20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

