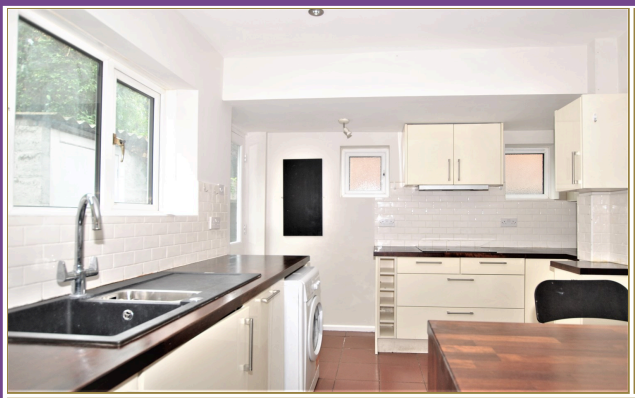
FARMER & DYER

RESIDENTIAL SALES & LETTINGS







ROTHERFIELD WAY, EMMER GREEN
READING, RG4 8PL

£1,825 pcm

A well-presented three bedroom semi-detached house, located within walking distance of shops, schools & bus services. offering well-proportioned rooms including spacious living room, attractive modern fitted kitchen & sitting room & three bedrooms with family bathroom. Unfurnished & available now

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 £421.15 (based on the advertised rent), is required to reserve this property.
Deposit payable is £2,105.76 (based on the advertised rent)
EPC Rating: C - Council Tax Band: D
Please contact us for further information or visit our website

Enclosed entrance lobby
Inner door to hallway:

Sitting Room
13'9 (4.19m) x 7'4 (2.24m)
Front aspect room, upvc double glazed window & radiator:



Living Room
20'10 (6.35m) x 11'4 (3.45m)
Spacious main reception room with feature log burning stove, two radiators, upvc frontal aspect windows & french doors to rear garden, & door to kitchen:
NB - The log burner is not for use.



Kitchen
14'3 (4.34m) x 8'5 (2.57m)
A main feature of the house with ample storage units & integrated appliances, including dishwasher, Bosch double oven & microwave, "Franke" double bowled sink. Rear aspect upvc windows, three additional storage cupboards, ceramic tiled floor, door to outside and door to hall:

Bedroom 1
11'1 (3.38m) x 10'3 (3.12m)
Frontal aspect upvc window, radiator, range of fitted wardrobes with matching dressing table:



Bedroom 2
11'6 (3.51m) x 9'7 (2.92m)
Rear aspect upvc windows with views over garden, radiator, double wardrobe:



Bedroom 3
8'6 (2.59m) x 7'6 (2.29m)
Views over rear garden, upvc window, radiator:



Bathroom
Fully tiled bathroom in white, panelled bath with independent wall mounted shower, basin, wc, radiator, upvc windows :

Separate and additional wc, fully tiled, radiator, upvc window:

Garden
Well maintained garden, which enjoys a sunny facing aspect:



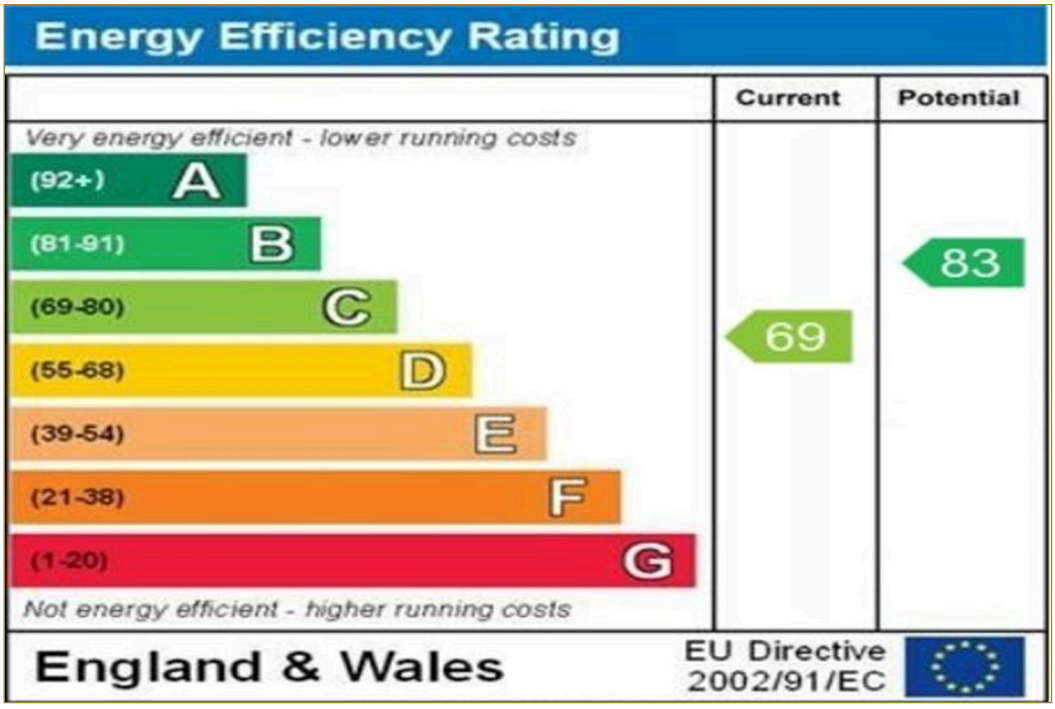
PARKING
Driveway offering parking for several cars

School Catchment
The Hill Primary School
Highdown Secondary School

Council Tax
D

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 £54,750 per annum.

Energy Efficiency & Environmental Impact



FLOORPLAN

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

