

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGS ROAD, CAVERSHAM
READING, RG4 8DS**

£1,495 pcm

A bay fronted 2 + 1 Victorian terrace only 12 MINUTE WALK to Reading mainline station & 13 minute walk to Caversham centre. On road permit parking and enclosed SOUTH FACING rear garden. Unfurnished and 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 £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1725.00 (based on the advertised rent)

EPC Rating: C - Council Tax Band: C

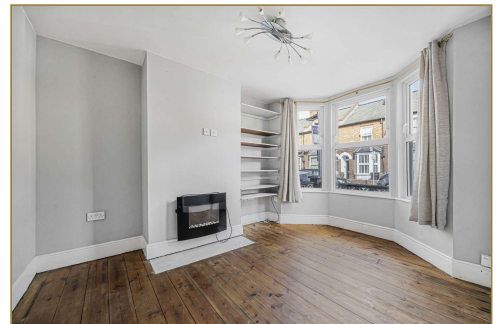
Please contact us for further information or visit our website

HALLWAY

Entrance hall with doors leading to:

**LOUNGE**

Spacious lounge with bay fronted window, wooden flooring & electric fire.

**DINING ROOM**

Large dining room with wooden flooring, feature fireplace & under stair cupboard offering ample storage



KITCHEN

Modern kitchen with a range of eye level & base level units, appliances include washing machine, fridge/freezer & electric oven & door leading to the rear garden.

**DOWNSTAIRS BATHROOM**

Comprises white bath with shower over & basin

**DOWNSTAIRS WC**

Low level wc & basin

**BEDROOM ONE**

Large double bedroom with front aspect window & built in cupboard offering ample storage



BEDROOM TWO

Second double bedroom with rear aspect window & original feature fireplace.



BEDROOM THREE

Single bedroom accessed from bedroom two with rear aspect window.



GARDEN

Enclosed south facing rear garden with decked area & shed



PARKING

On road permit parking

SCHOOL CATCHMENT

Thameside 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 £47,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

