FARMER & DYER

RESIDENTIAL SALES & LETTINGS







KINGS ROAD, CAVERSHAM
READING, RG4 8DT

£1,650 pcm

A Victorian two double bedroom mid terrace ideally positioned for both Reading & Caversham centres, offering receptions, downstairs wc, modern bathroom and enclosed 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 £380.76 (based on the advertised rent), is required to reserve this property.
Deposit payable is £1903.84 (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

LOUNGE
Spacious lounge, front aspect bay window radiator and Oak flooring.



DINING ROOM
Understairs storage cupboard, rear aspect window, radiator, oak flooring with door leading to



KITCHEN
Brand new kitchen with a range of base and eye level units with appliances including integrated dishwasher, washing machine, electric oven and hob.

CLOAKROOM
Comprises low level wc and basin

UTILITY AREA
Versatile utility area with door leading to the rear garden

BEDROOM ONE
Large double bedroom, front aspect window, radiator



BEDROOM TWO
Double bedroom, front aspect window, radiator



BATHROOM
Comprises low level wc, basin, corner bath and shower cubicle.

REAR GARDEN
Mainly laid to lawn with patio area and shed



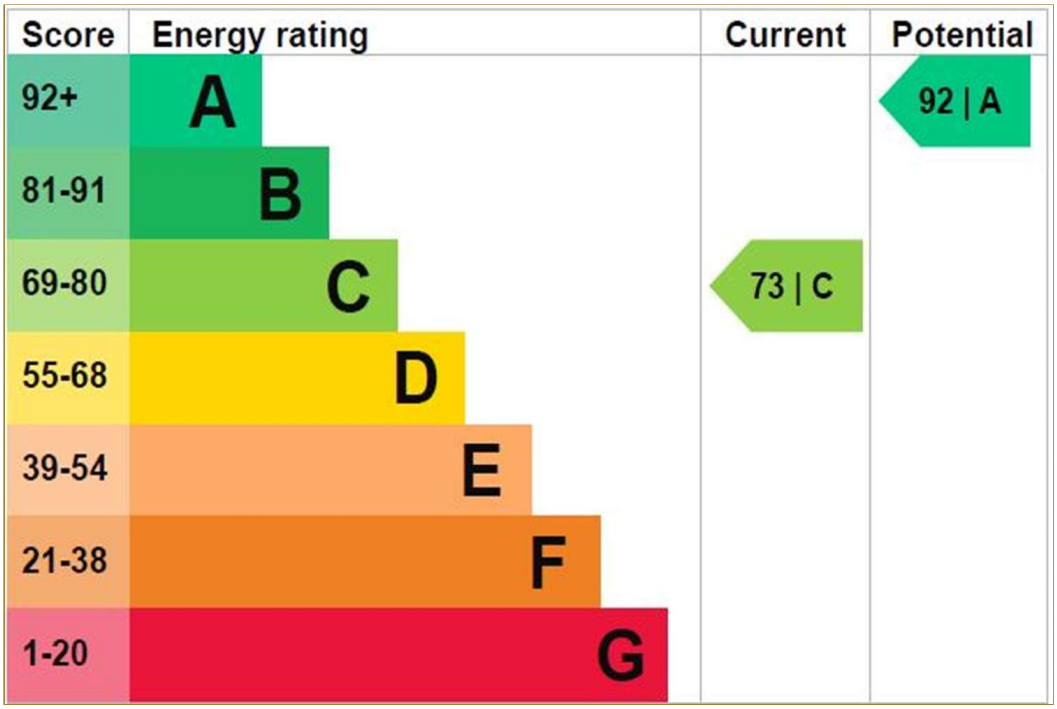
PARKING
On road residents permit parking.

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 £49,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

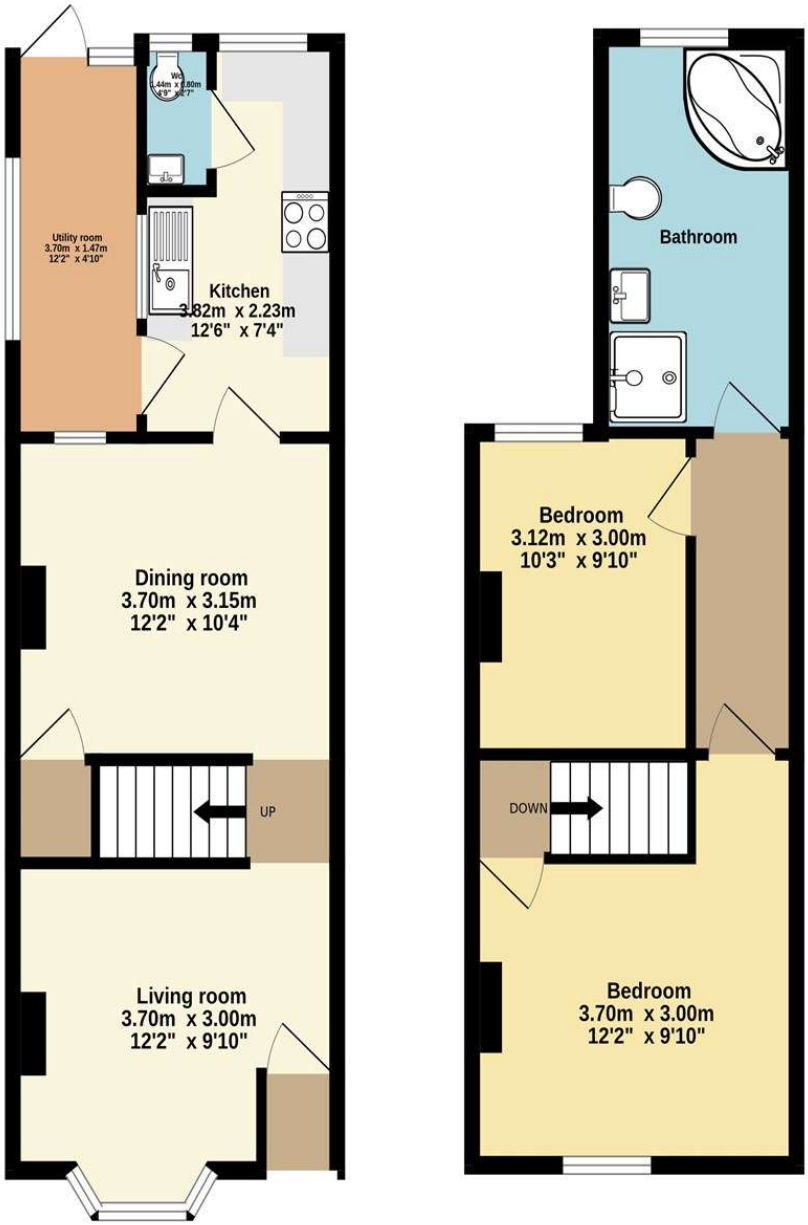


FLOOR PLAN

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

Ground floor

1st floor



TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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