

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MILL ROAD, CAVERSHAM
READING, RG4 8DP**

£1,500 pcm

Offered to the market this mid terrace house ideally situated for Reading town centre. Offering two double bedrooms, two bathrooms, modern kitchen, on road parking, double glazing & rear garden. Unfurnished. Available 14th October.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £346.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,730.00 (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

**DINING ROOM**

Large dining room with feature fireplace & rear aspect window

**KITCHEN**

Modern gallery kitchen with appliance including electric oven, electric hob, fridge / freezer & washing machine

BATHROOM

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

BEDROOM 1

Large double bedroom situated to the rear of the property



BEDROOM 2

Spacious double bedroom with front aspect window.



EN-SUITE

Modern three piece white suite.

GARDEN

Enclosed rear garden mainly laid to lawn



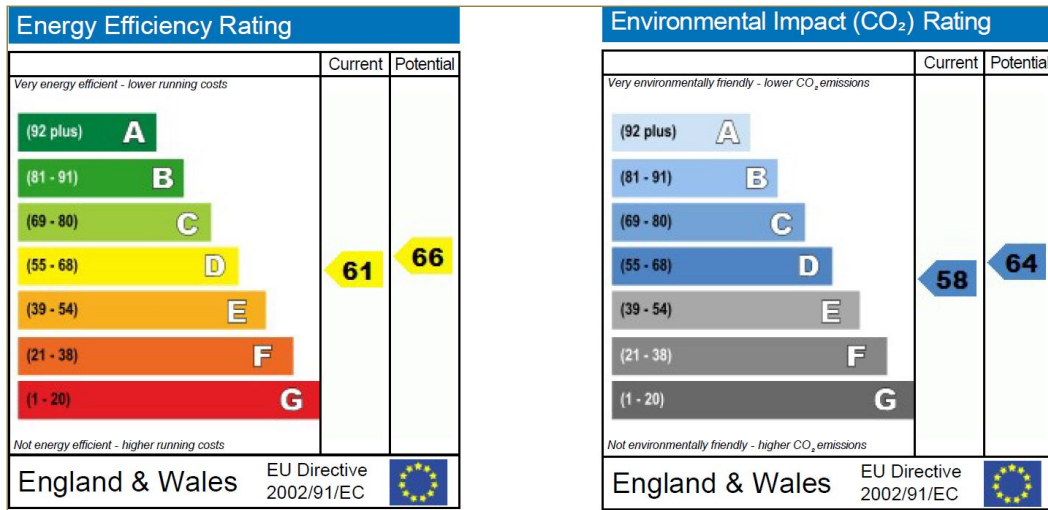
SCHOOL CATCHMENT

Thameside Primary

Highdown Comprehensive School

COUNCIL TAX

Band C

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**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 £45,000 per annum

FLOORPLAN

