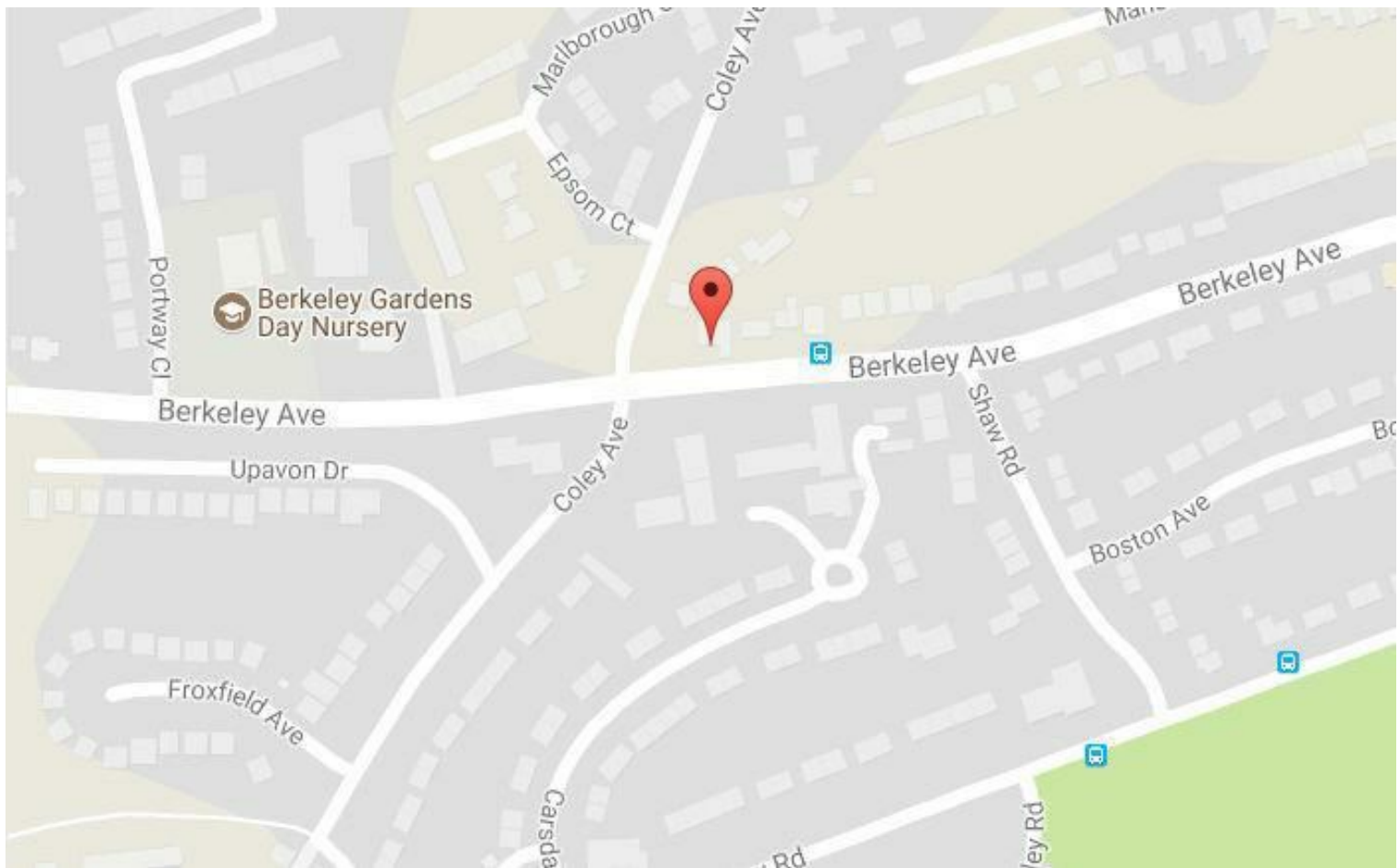




46 Berkeley Avenue, Reading, Berkshire, RG1 6JE
POA Freehold

- DEVELOPMENT POTENTIAL
- MAJOR REFURBISHMENT REQUIRED
- LARGE PLOT
- FANTASTIC LOCATION
- 1.1 MILES TO READING TRAIN STATION
- EASY ACCESS M4 (J12)
- WALK TO READING TOWN CENTRE





Investment Opportunity

Offered to the market by Village Properties is this detached house situated on a large plot offering incredible development potential (subject to the usual local authority consents). The house itself is in need of total refurbishment inside and out but the location is fantastic, only 1.1 mile to Reading mainline train station and a short walk to Reading town centre plus there is very easy access to M4(J11). Contact Village Properties for more information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

INTERESTING INFO

Local Authority :
Reading Borough Council

Approx. Distances:

Reading mainline station:
1:1 miles
M4 motorway (J11):
1.9 miles

DIRECTIONS

Leave Reading Westbound on A4155 up Castle Hill and at the traffic lights turn left into Coley Avenue. At the end just before the traffic lights the property will be found on the left hand corner with Berkeley Avenue.

CONTACT

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sales@villageproperties.org