



| Vacant Seven Bedroom Former HM0

| All Ensuite Rooms

| Freehold

| Approximately 126.34 Sq m (1,360 Sq Ft)



READING

184 Caversham Road, RG1 8AZ

Guide Price: £350,000 plus

Description

The property comprises a three storey, brick built, semi detached seven bedroom former HMO.

At ground floor there are two ensuite bedrooms, kitchen and separate WC. The first floor provides three ensuite bedrooms and at second floor there are two ensuite bedrooms.

The property totals approximately 126.30 sq m (1,360 sq ft) GIA.

Location

The property is situated on the western side of Caversham Road (A4155), a main arterial route approximately 0.5 miles north of Reading town centre. Caversham Road connects with the Inner Distribution Road (IDR), providing direct access to the A33 and junction 11 of the M4 motorway, approximately 4.5 miles to the south.

Reading railway station is located approximately 0.3 miles to the south, offering regular mainline services to London Paddington, Oxford, and other regional destinations. The station also provides access to the Elizabeth Line, connecting Reading to central London and beyond.

The surrounding area comprises a mix of commercial and residential uses, including office premises, retail units, and residential developments. Nearby occupiers include national and independent businesses, with amenities such as shops, cafés, and services available within walking distance along Caversham Road and in Reading town centre.

Tenure

The property is held Freehold under Title Number BK319344.

Note

We have been informed that there may be structural issues with the property. Buyers are recommended to do their own due diligence in this regard as the **Agents** do not hold any information.

Joint Agent

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Planning

The HMO License expired in February 2025.

Planning Authority

Reading Borough Council - www.reading.gov.uk

Energy Performance Certificate D:57

ADDRESS	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Bedroom 1 with ensuite, Bedroom 2 with ensuite, Kitchen and WC	49.05	528
First Floor	Bedroom 3 with ensuite, Bedroom 4 with ensuite, Bedroom 5 with ensuite	48.40	521
Second Floor	Bedroom 6 with ensuite, Bedroom 7 with ensuite	28.89	311
Total GIA		126.34	1,360