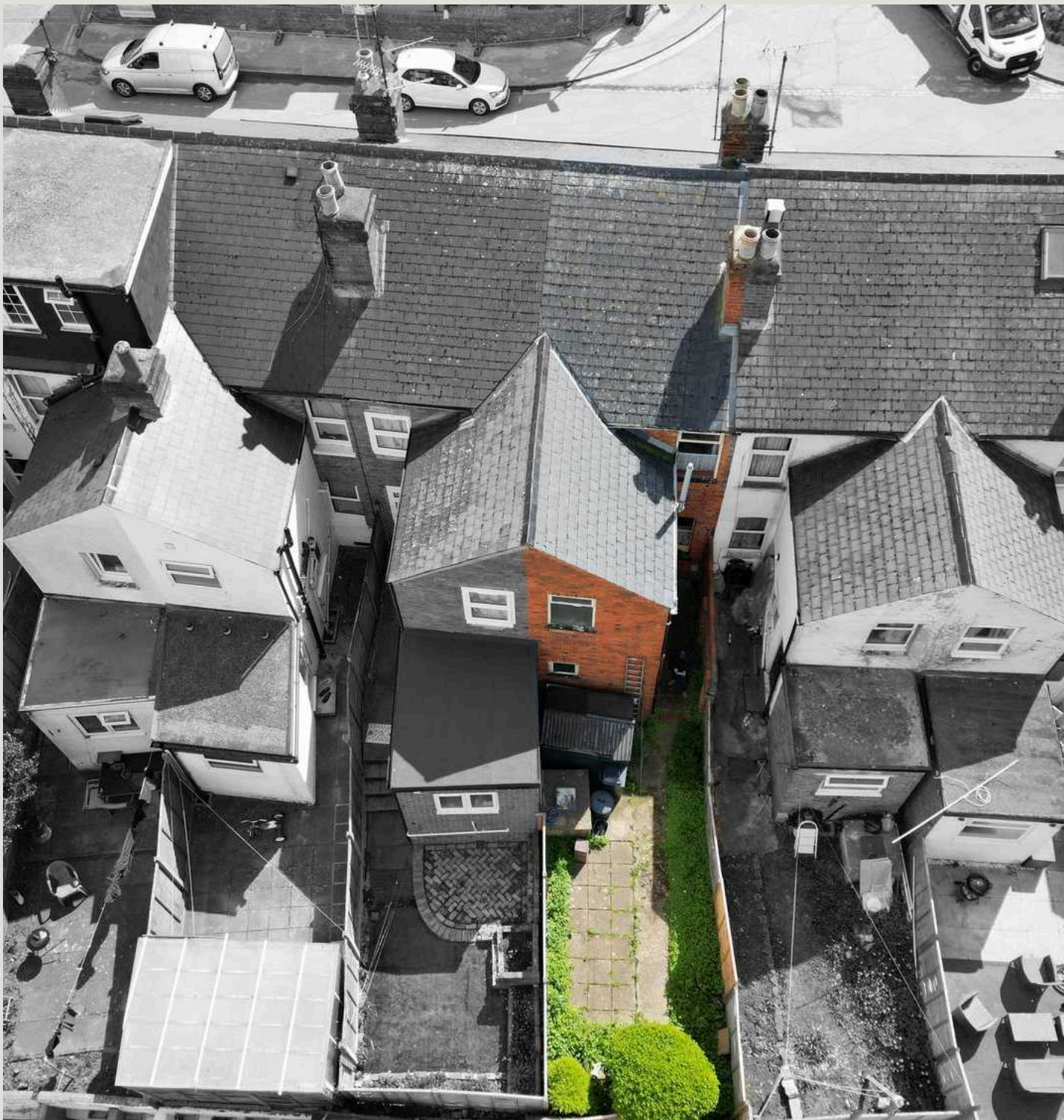




Bespoke
ESTATE AGENTS

20, Waldeck Street, Reading
Guide Price £220,000



20, Waldeck Street

Reading, Reading

Rare Victorian 2-bed terrace in sought-after location close to amenities, hospital & university. Requires modernisation but brimming with potential. Ideal for investors or buyers seeking a project. The property is being sold with no onward chain complication, and by traditional residential sale treaty.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Close to Town, RBH & Reading University
- 2 Bedrooms & 1st Floor Bathroom
- 2 Reception Rooms
- Enclosed Rear Garden
- Requiring Modernisation & Refurbishment
- 11'8 Kitchen
- Excellent Buy to Let or First Time Buyers
- Gas Central Heating

Entrance Hall

Doors to living room and dining room, stairs to first floor.

Living Room

12' 5" x 7' 8" (3.78m x 2.34m)

Front aspect via bay window, radiator, fireplace with electric fire.

Dining Room

12' 0" x 10' 6" (3.66m x 3.20m)

Rear aspect window, built in storage cupboard, radiator, door to kitchen.

Kitchen

11' 8" x 7' 5" (3.56m x 2.26m)

Dual aspect window and door to side, window to rear. Fitted with single drainer sink unit, cupboards under, space for cooker.

Outside Cloakroom

Outside W.C.

First floor landing

Doors to bedrooms one and two

Bedroom 1

12' 0" x 10' 6" (3.66m x 3.20m)

Front aspect window, radiator, built in storage cupboard.

Bedroom 2

12' 0" x 10' 8" (3.66m x 3.25m)

Rear aspect, built in storage cupboard, door to bathroom, radiator.

Bathroom

11' 8" x 7' 5" (3.56m x 2.26m)

Rear aspect, with enclosed bath, tiles splash backs, W.C. and hand basin.





FRONT GARDEN

Enclosed by brock wall and railings, path to front door.

REAR GARDEN

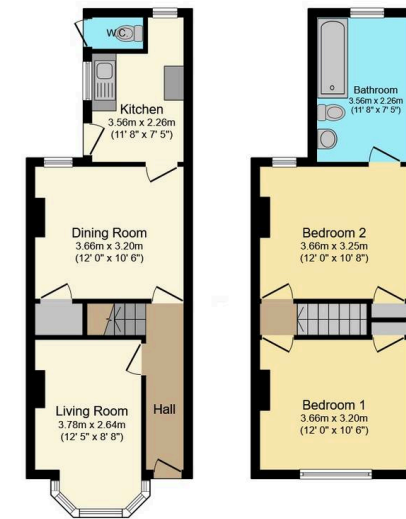
Enclosed garden with large paved patio area.

PERMIT

1 Parking Space

Waldeck Street is within Reading council on street permit parking zone. Owners can purchase a permit and visitor permits via the council for a small annual fee.





Ground Floor Floor area 37.2 m² (401 sq.ft.)

First Floor Floor area 35.5 m² (382 sq.ft.)

TOTAL: 72.7 m² (782 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io