



75 Helmsdale Close, Reading, RG30 2PT

Offers over £250,000 Freehold

- NO ONWARD CHAIN
- THREE BEDROOMS
- DOWNSTAIRS WC
- TENANT IN SITU
- LANDLORDS/INVESTORS ONLY
- FREEHOLD

****PLEASE READ BELOW****

VP- Landlords/investors ONLY

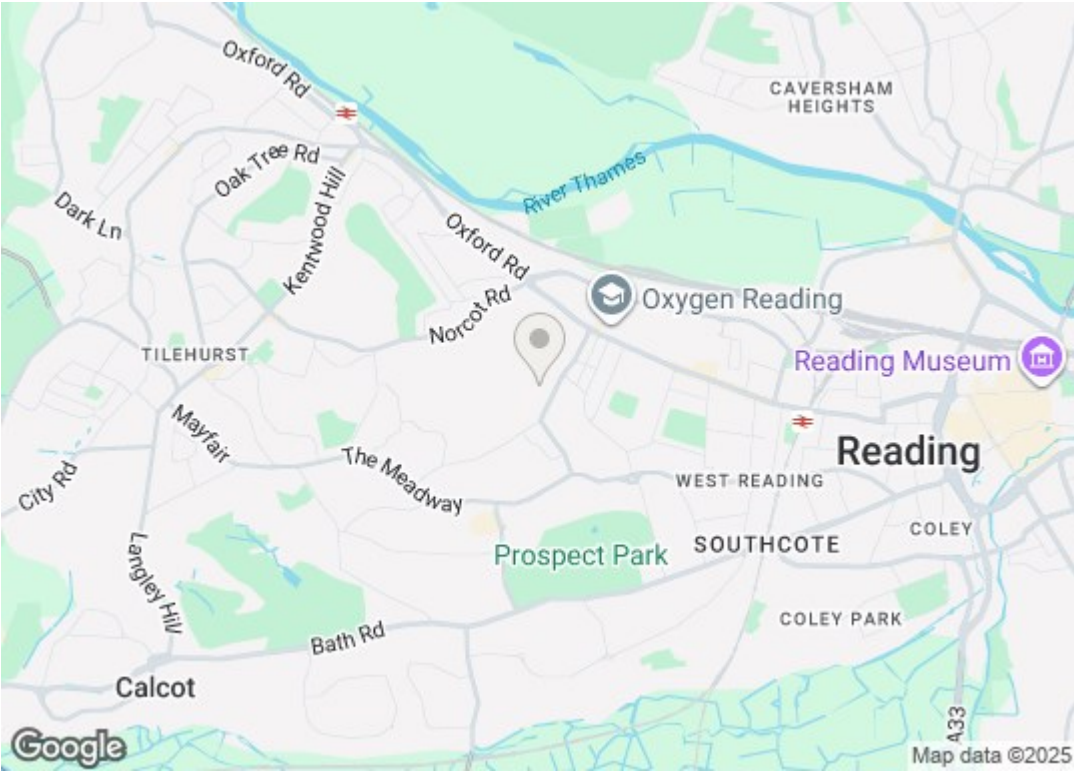
NB:- due to the construction of the property it is advisable to seek mortgage advice prior to viewing.

This property will be sold with tenant in situ, the current owner would like to keep the tenant on. The family currently renting the property have been there for 11 years. They pay £1300 pcm.

The property will remain available for viewings until Thursday 13th November, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 14th November 2025.

The property comprises entrance hallway, WC, kitchen, living/dining room and a storage room with rear access to the garden. On the first floor there are three bedroom and a bathroom suite. The rear garden is enclosed and has a rear access gate.

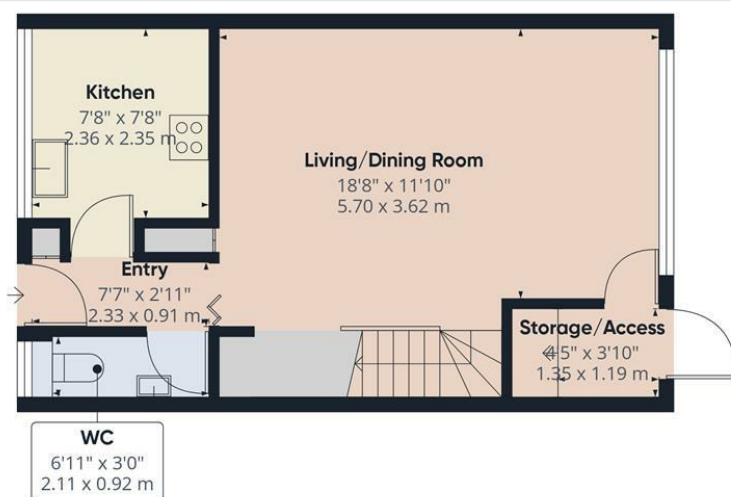
Council tax band - B



DIRECTIONS

ADDITIONAL 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		
	69	
England & Wales		EU Directive 2002/91/EC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
799 ft²
74.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

