



York Road, Reading, Berkshire, RG1 8DU

£325,000

Walmesley

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An attractive Victorian terrace property requiring modernisation, ideally situated within a short stroll of The River Thames, Reading mainline station, with Reading and Caversham's vibrant town centres easily accessed. The accommodation comprises entrance hall, living room, dining room, kitchen, landing, three separately approached bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden.

York Road is an ideal location for commuting. The mainline station, conveniently located within proximity, offers residents a swift and regular service to London Paddington, bringing the capital within reach in approximately 35 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work. Council tax band C. No onward chain. EPC rating D.

Tenure - Freehold

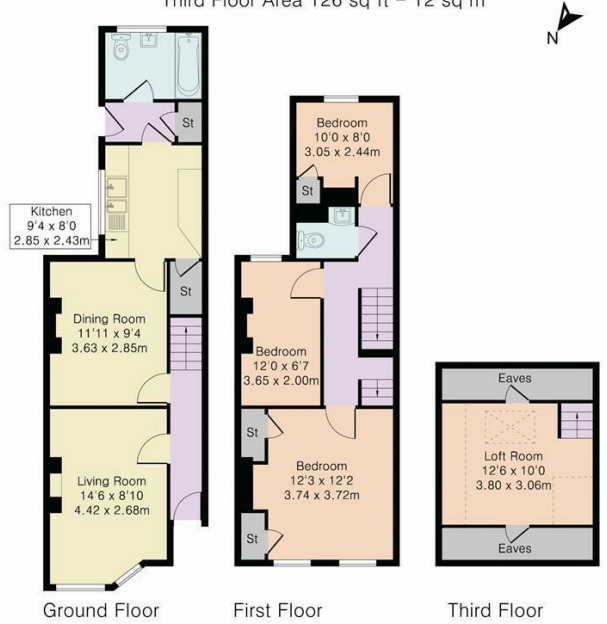




- Period terrace property
- No onward chain
- Close to Caversham centre
- Walking distance of train station
- Modernisation required
- Council tax band C

3 1 2 D

Approximate Gross Internal Area 1006 sq ft – 94 sq m
 Ground Floor Area 465 sq ft – 43 sq m
 First Floor Area 415 sq ft – 39 sq m
 Third Floor Area 126 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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