



Northcourt Avenue, , Reading, RG2 7HA

£599,950

Walmsley

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This detached property, located on a large plot in the desirable Reading University area, offers both character and potential. The property is situated in a convenient location and presents an excellent opportunity for extension, subject to the necessary planning permissions. A notable feature is the substantial garage, measuring 10.5 x 3.8 meters, which provides ample space for enlarging the kitchen whilst still retaining the garage.

The property is well-maintained and features modern updates, including recently installed windows, a modern kitchen, and a attractive bathroom. The accommodation includes an entrance hall, sitting room, a spacious kitchen, and a separate dining room. Upstairs, there are three generously sized double bedrooms and family bathroom.

Outside, the large rear garden provides plenty of space and to the front there is good parking.

This property offers a rare combination of character, modern comfort, and potential for enhancement, all within a prime location near Reading University

EPC - B

Tax Band - C

Proceedable buyers only

Tenure - Freehold





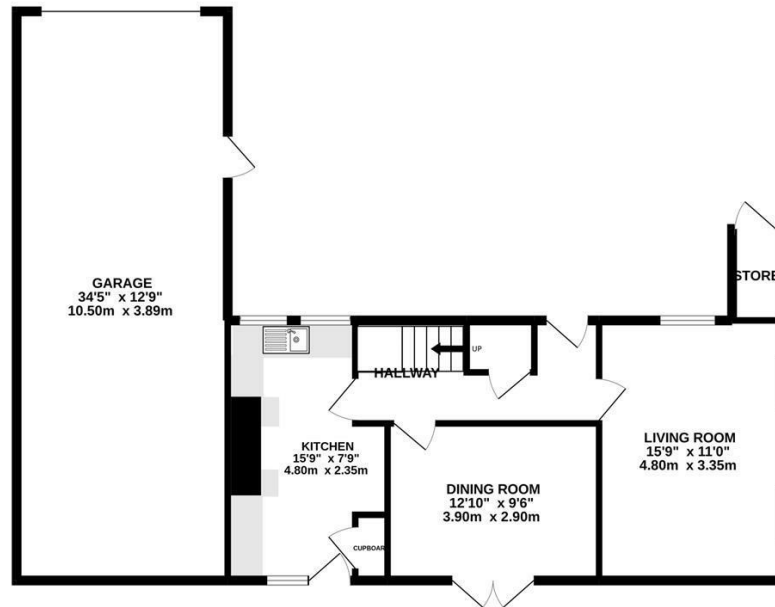
- Vacant possession
- Character detached house
- Large garage
- Three double bedrooms
- Courtyard parking
- Tucked away setting
- Attractive accommodation
- Tax band C

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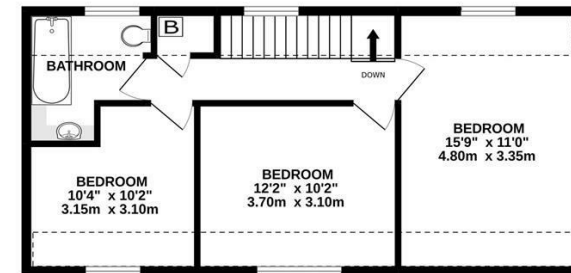
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GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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