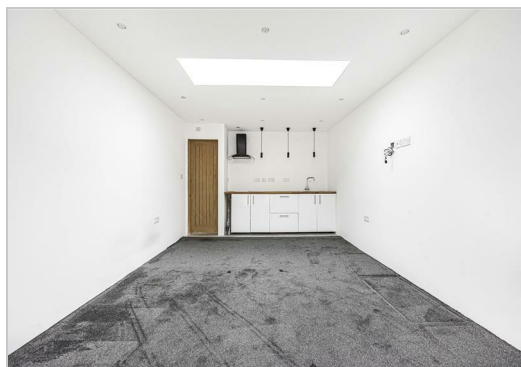


62 Brook Street West, Reading, RG1 6BB

£295,000 Freehold

Walmesley



A two-bedroom terraced property requiring some updating, boasting a separate brick-built purpose-built annexe/office with a kitchenette and shower room. The property is set in a secluded location overlooking The Holybrook, within walking distance of Reading town centre, the Oracle shopping complex, and Reading mainline station (Paddington: 25 minutes).

The property comprises an entrance hall, a living room with a period fireplace, a kitchen, a dining room, a first-floor separately approached bathroom, two bedrooms, gas central heating, and double-glazed windows. Externally, the property benefits from a generously sized enclosed rear garden. Residents on-street permit parking. No onward chain. EPC – D. Tax Band – B

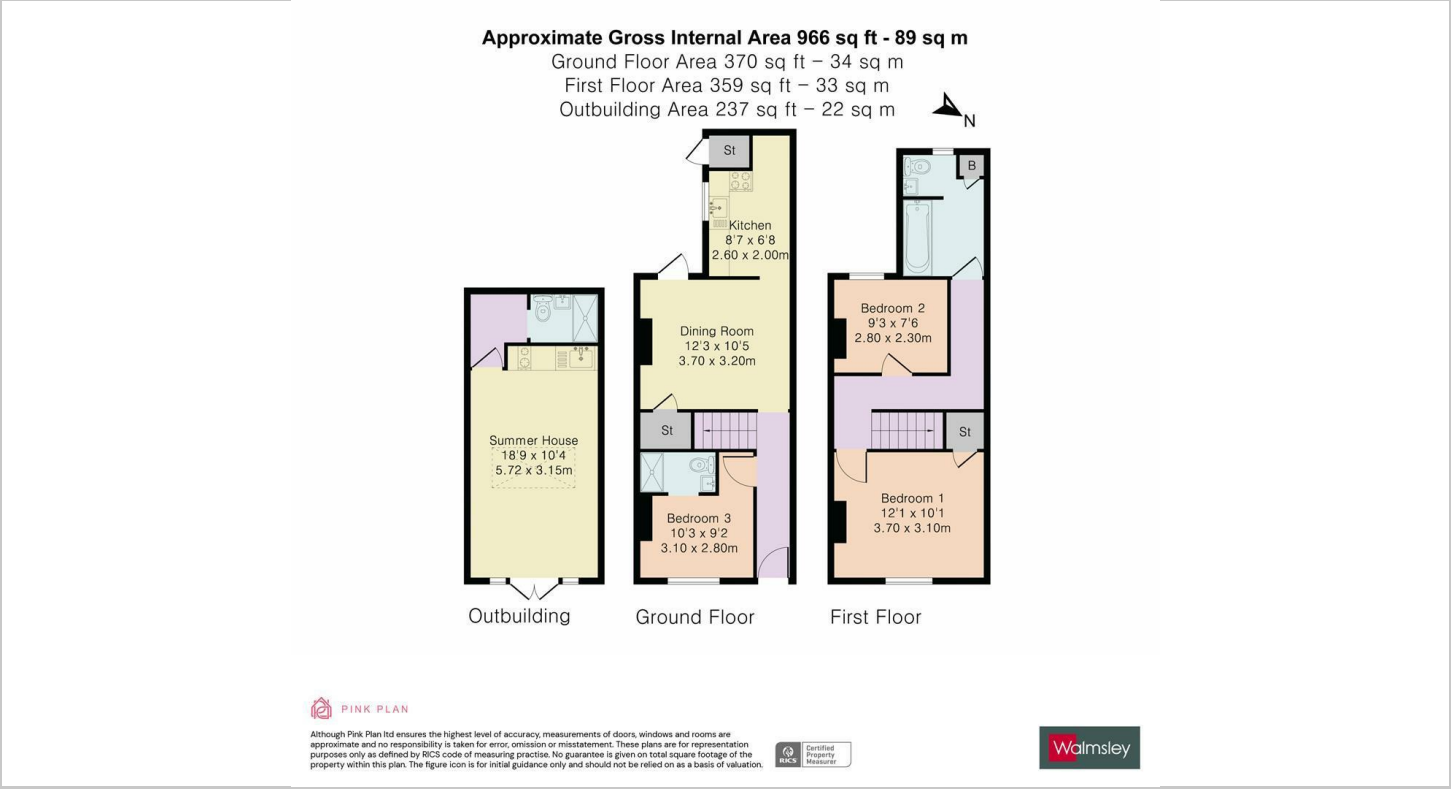
<https://moverly.com/sale/474AizkUuWybPaMwPU3tyL/view>



walmesley.co.uk



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.