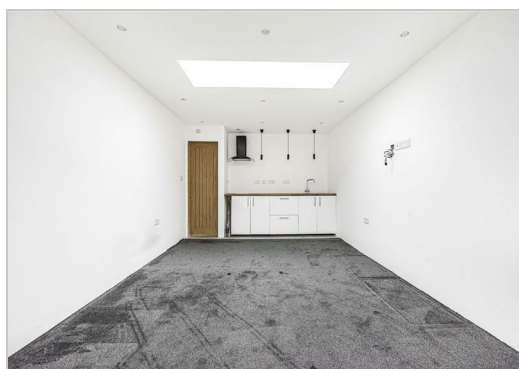


62 Brook Street West, Reading, RG1 6BB

£295,000 Freehold

Walmsley



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).

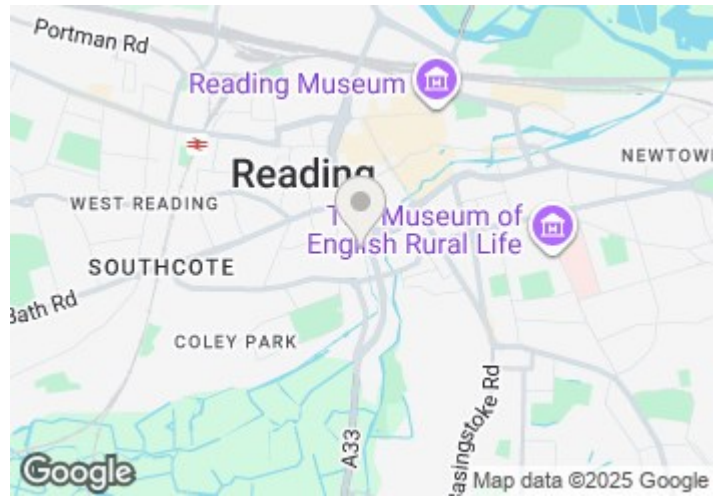
The property comprises an entrance hall, a living room with a period fireplace, a kitchen, a dining room, a first floor separately approached bathroom, two bedrooms, gas central heating, and double-glazed windows. Externally, the property benefits from a generously sized enclosed rear garden. Residents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

Planning permission for rear extension, loft conversion and outbuilding. (Outbuilding completed.) Replacement Gabion fencing.

<https://moverly.com/sale/474AizkUuVWybPaVwPU3tYl/view>



walmsley.co.uk



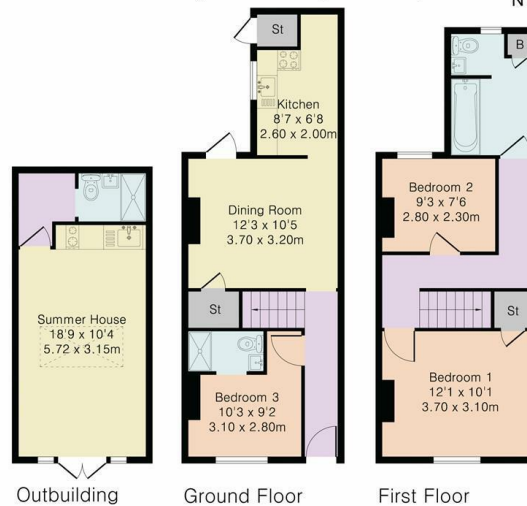
Floor Plan

Approximate Gross Internal Area 966 sq ft - 89 sq m

Ground Floor Area 370 sq ft - 34 sq m

First Floor Area 359 sq ft - 33 sq m

Outbuilding Area 237 sq ft - 22 sq m



PINK PLAN

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.

RICS Certified Property Measurer

Walmsley

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.