



Wavell Close, Shinfield, Reading, RG2 8EJ

£150,000

Walmsley

Wavell Close, Shinfield, Reading, RG2 8EJ

A first-floor maisonette offering excellent potential and in need of full modernisation, ideally positioned in a sought-after location with convenient access to local amenities, well-regarded schools, and transport links.

The accommodation includes an entrance hall, a spacious sitting room, kitchen, double bedroom, and bathroom. Outside, the property features a private garden area with a storage shed, along with the added benefit of on street parking - no restrictions

Offered to the market with no onward chain, this is a fantastic opportunity for buyers looking to add value.

Ground Rent -£10 included in service charge

Annual Service Charge - £619.25 Last year, Includes buildings insurance premium

Lease: 125 year with 86 years remaining

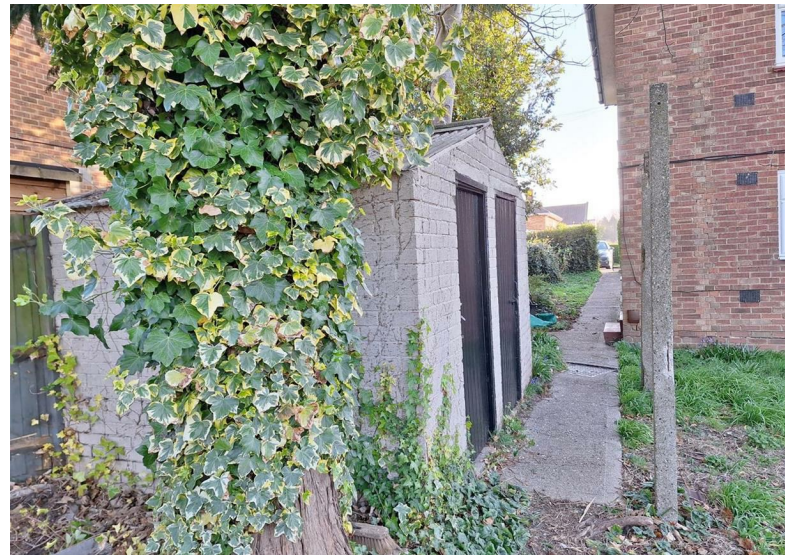
Council Tax Band: A

EPC Rating: E

New EPC instructed due to addition of UPVC Double Glazing.

Tenure - Leasehold





- No Onward Chain
- First Floor Maisonette
- Rear Garden
- Residents Parking Bays



RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES



Floorplan



FIRST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

Walmsley