



Swansea Road, Reading, Berkshire, RG1 8HA

£335,000

Walmsley



## Swansea Road, Reading, Berkshire, RG1 8HA

Walmsley Estate Agency is thrilled to present this bayfronted period property in need of modernisation, ideally situated within a short stroll of the River Thames, Reading, and Caversham's vibrant town centres. The accommodation comprises living room, dining area, kitchen and ground floor bathroom. The first floor comprises three bedrooms (two plus one design). Externally the property benefits from a low maintenance, enclosed rear garden. No onward chain.

Swansea Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.5 miles, offers residents a swift and regular service to London Paddington, bringing the bustling 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. EPC rating D. Council tax band B. No onward chain.

## Tenure - Freehold







- Bay-fronted period terrace
- In need of modernisation
- Two reception rooms
- Three bedrooms (2+1)
- EPC rating D
- Council tax band C

 3
  1
  2
  D

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**Approximate Gross Internal Area 797 sq ft - 75 sq m**

Ground Floor Area 436 sq ft – 41 sq m

First Floor Area 361 sq ft – 34 sq m



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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