

NEA

NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**Galsworthy Drive
Caversham, Reading, Berkshire RG4 6QJ**

Offers Invited £350,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: BUY TO LET INVESTORS ONLY: OFFERS INVITED!! CHAIN FREE BUY TO LET WITH A 8% GROSS YIELD. Set within this sought after area of Caversham is this spacious semi detached house over two floors. The property is currently laid out as a five bedroom two bathroom HMO and can be brought as a buy to let investment that generates £2600 PCM £31,200 PA in rent. The property can be converted back into a standard three bedroom semi detached house. There is a garden to the rear and driveway parking to the front for two cars. The property is being sold with no onward chain.

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Galsworthy Drive, Reading, Berkshire RG4 6QJ

- Five bedrooms
- Two bathrooms & separate WC
- Bright living room
- Good sized kitchen
- Large garden
- Chain free
- Laminate wood flooring
- Currently a five bedroom HMO
- Off road parking
- EPC rating D

Hallway

Laminate wood flooring, archway to the living room and kitchen, understair storage, stairs to the 1st floor and doors:

Living room

14'11 x 8 (4.55m x 2.44m)



A good sized living room with a double glazed window to the front, laminate wood flooring and radiator.

Kitchen

6'9 x 6'4 (2.06m x 1.93m)



Ample wall and base units with roll top work surfaces. Inset sink and drainer, oven and hob. Recess for fridge. Window to the front and tiled splash backs.

Bedroom one

12'9 x 9'4 (3.89m x 2.84m)



A good sized room with a double glazed window and door to terrace area that leads to the garden. Carpeted and space for wardrobes.

Bedroom two

10'4 x 9'9 (3.15m x 2.97m)



Carpeted, double glazed window overlooking the garden and space for wardrobes.

Landing

Carpeted, doors to:

Galsworthy Drive, Reading, Berkshire RG4 6QJ

Bedroom five

11'1 x 9'11 (3.38m x 3.02m)



Carpeted, double glazed window overlooking the garden and space for wardrobes.

Bedroom four

10 x 9'3 (3.05m x 2.82m)



Carpeted, double glazed window to the front, shower cubical and wash hand basin.

Bedroom three

9'10 x 9'6 (3.00m x 2.90m)



A bright room with a double glazed window overlooking the garden. Carpeted and space for wardrobes.

WC

Comprising of a WC and wash hand basin. Frosted window to the front.

Bathroom

8'10 x 6'6 (2.69m x 1.98m)



Comprising of a 'walk in' shower, wash hand basin, frosted window to the front and cupboard with recess for washing machine and dryer.

Shower room



Comprising of a corner shower, wash hand basin and heated towel rail.

Garden



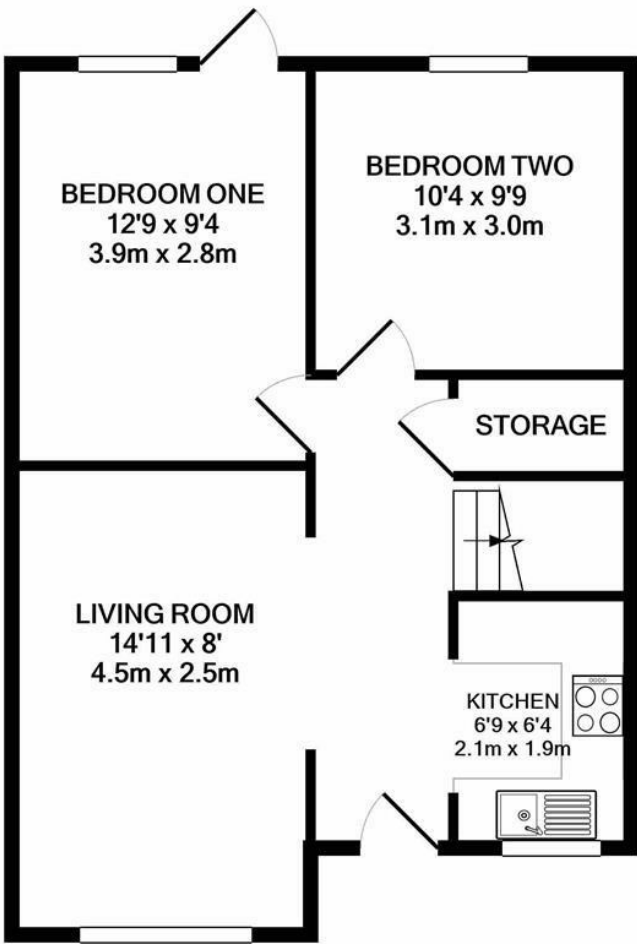
A good sized garden that is laid to lawn with shrub borders and has views over the green to the rear. Accessed from the side and from bedroom one.

Tenure

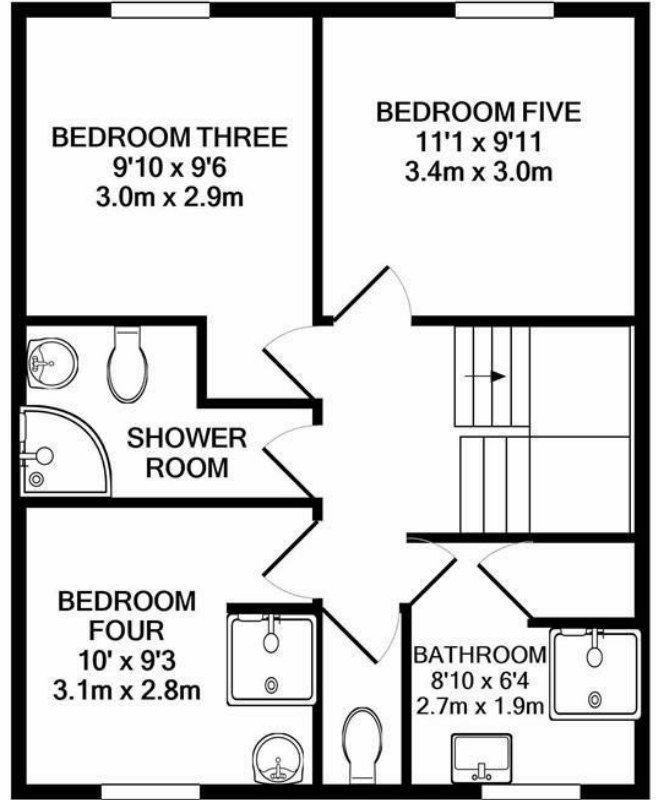
Tenure : Leasehold 125 from 2015 but the property is being sold with the Freehold on a separate title.

Ground rent: £250

Service charge: Peppercorn



GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>86</p> <p>68</p>
<p>England & Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

