

**Wilton Road  
, Reading, Berkshire RG30 2SS**

**Chain Free £375,000**

**A FANTASTIC RENTAL INVESTMENT WITH AN 8% RETURN:** Set within this sought after area of Reading is this high specification HMO rental investment. The property is being sold with the tenants in situ and offers a 8% yield with £30,000 pa rental income. The property benefits from being in good decorative condition throughout and boasts four double bedrooms, four bathrooms ( three en-suites) over two floors. There is a communal living room and a stylish separate kitchen. To the rear, there is a good-sized garden. The property does include all the fixtures, fittings and furniture. Offered with no onward chain. To appreciate the space and level of finish viewing is highly recommended. Call now to view



## Wilton Road, Reading, Berkshire RG30 2SS

- HMO investment
- Four bedrooms
- Four bathrooms
- Communal living room
- Luxury kitchen
- Easy to maintain garden
- Chain free
- 8% yield approx £30,000 PA
- Council Tax band C
- EPC rating D

### Hallway

A good sized hallway with stairs to the first floor and doors to:

### Bedroom one



A great sized furnished room with a double glazed window to the front and a door to the ensuite

### En suite



A stylish shower room comprising of a shower cubical, WC and wash hand basin

### Living room



A good-sized room with wood flooring, doors to the garden and open to the kitchen

### Kitchen



A newly refurbished modern kitchen at the back of the property. Appliances include ZANUSSI dual-fan ovens, microwave, 4 NEUE electric hob with fan extractor, BOSCH washing machine, Hotpoint tumble dryer. The stylish kitchen is fully furnished, including all cutlery, pots, pans etc.

### Shower room

A stylish shower room comprising of a shower cubical, WC, and a wash hand basin.

### Landing

Carpeted, loft access and doors to.

## Wilton Road, Reading, Berkshire RG30 2SS

### Bedroom four



A spacious room with furniture and two double glazed windows to the front. Door to the en suite

### En suite

Comprising of a shower cubical, wash hand basin and WC.

### Bedroom three



A light and airy furnished room with a double glazed window over looking the garden ( has sole use of the down stairs shower room)

### Bedroom two



Offering views over the rear garden is this good sized furnished, door to the en suite.

### En suite

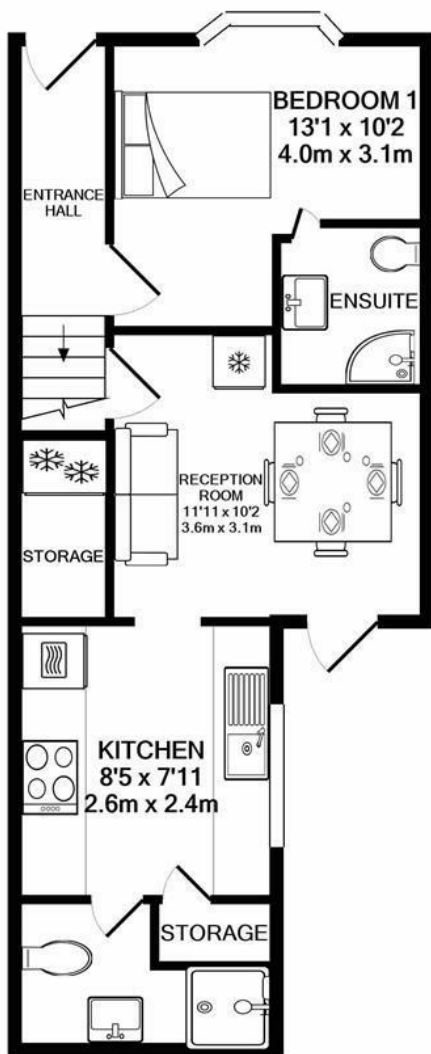


A stylish shower room comprising of a shower cubical, WC and wash hand basin

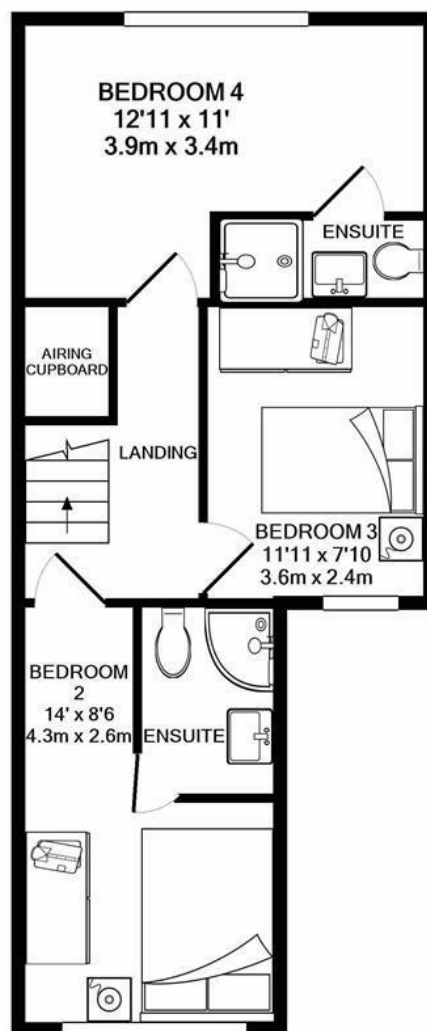
### Garden

A good sized garden that is perfect for summer entertaining.





GROUND FLOOR



1ST FLOOR

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	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	<b>88</b>
	<b>70</b>
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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