



**Florence Walk**  
**, Reading, RG1 3HH**  
**Chain Free £225,000**

**CHAIN FREE AND AN IDEAL BUY TO LET: IN NEED OF UPDATING THROUGHOUT:** Set within this quiet location that offers easy access to the centre of Reading and Reading mainline station is this spacious mid terraced house that is in need of updating throughout. The property boasts a good sized living room and a kitchen / diner on the ground floor. On the first floor there are two double bedrooms and a bathroom. To the rear there is a good sized west facing garden that backs on to the park.

- Chain free
- Mid terraced house
- In need for updating
- Ideal rental investment throughout
- Two double bedrooms
- Rear garden
- EPC rating D
- Upstairs bathroom
- Living room and a kitchen / diner
- Council tax band B

**Hallway**

Carpeted entrance hall with doors to living room and kitchen/diner with stairs to the first floor.

**Living room**

14'3 x 11'1 (4.34m x 3.38m)



Good sized living room with large window to the front of the property.

**Kitchen / diner**

17'7 x 8'10 (5.36m x 2.69m)



Spacious kitchen/diner with door to the garden, a good number of base and eye level cupboards, space for fridge freezer, washing machine and dishwasher.

**Landing**

Carpeted landing with doors to airing cupboard, bathroom, WC and bedrooms.

**Bedroom one**

17'7 x 9'3 (5.36m x 2.82m)



Large, carpeted double bedroom with two windows overlooking the front of the property.

**Bedroom two**

13'9 x 11'5 (4.19m x 3.48m)



A good sized, carpeted double bedroom with window overlooking the garden.

**Bathroom**

5'9 x 5'9 (1.75m x 1.75m)



Laminate flooring, sink, shower cubicle and frosted window to the rear of the property.

**WC**

5'9 x 2'9 (1.75m x 0.84m)

Separate WC with laminate flooring and frosted window to the rear of the property.

**Garden**



Garden with good sized patio.

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

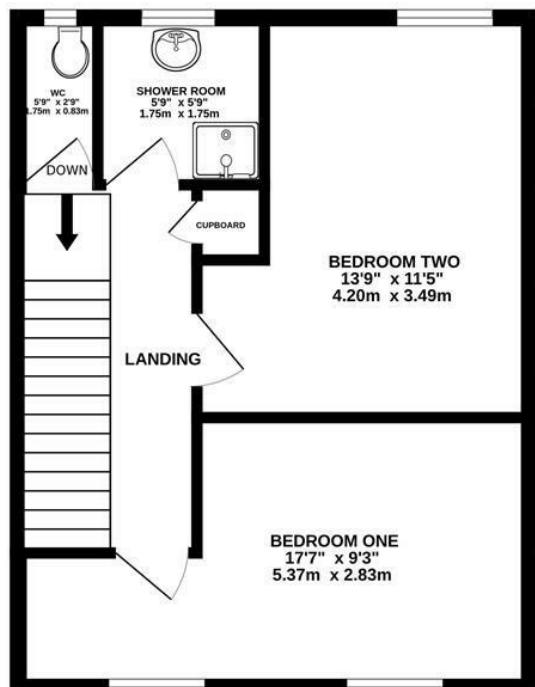
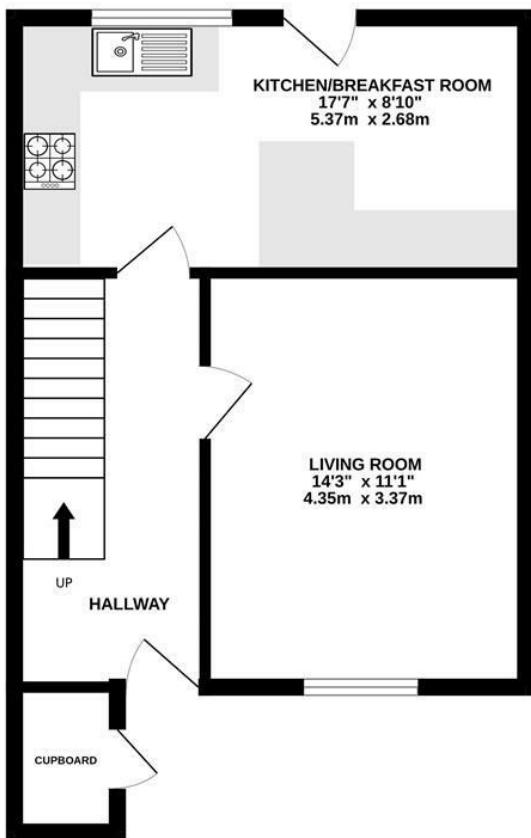
Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast. Information obtained from Ofcom

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

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

