35 Adelaide Road, Reading, Berkshire, RG6 1PE
Guide Price £250,000 Freehold

sansome george
Residential Sales & Lettings

- Victorian Terrace House
- In Need Of Modernisation Throughout
- Lounge With Fireplace
- Side Aspect Kitchen
- 2 Double Bedrooms
- No 'Onward Chain' Complications
- Enclosed Rear Garden
- Rear Aspect Dining Room
- Ground Floor Bathroom
- Gas Fired Central Heating (Not Tested)

Cash buyers only. Requiring extensive refurbishment throughout and offered to the market with the benefit of no onward chain, this two-bedroom Victorian terrace home, situated approximately two miles east of Reading town centre, on the border of Earley. Ideally positioned, the property is within walking distance of a variety of shops, restaurants, and supermarkets, as well as regular bus services and Palmer Park, which features a leisure centre and stadium. For commuters, the A329M is just a five-minute drive away, providing easy access to the M4 and M3 motorways, while the nearby A4 Bath Road offers additional transport links.

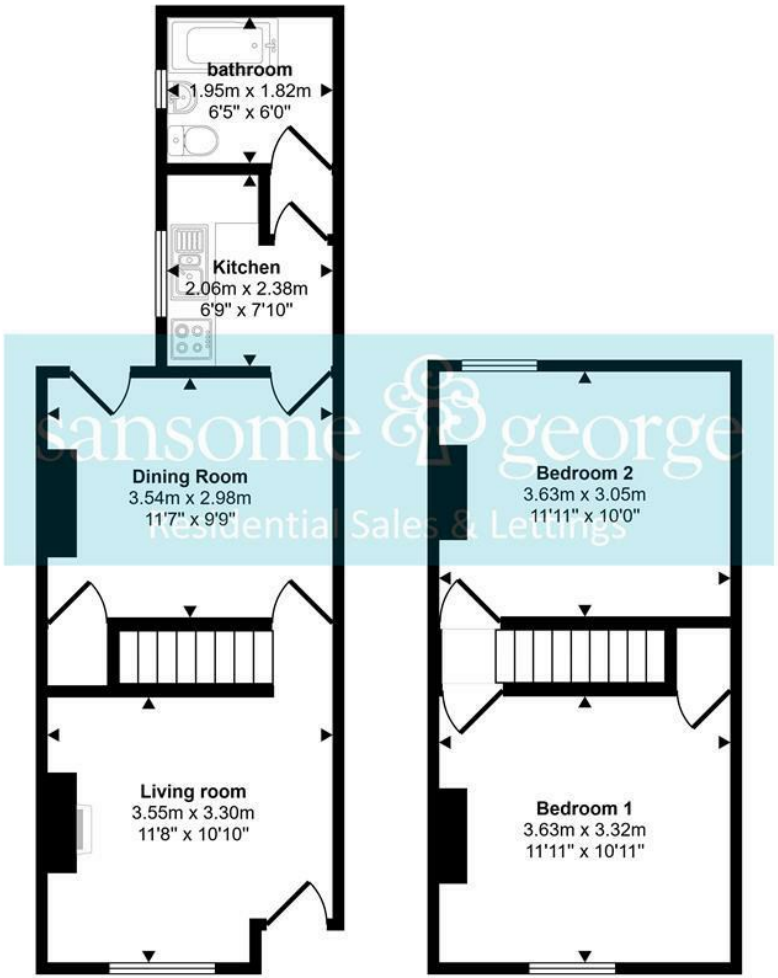
Accommodation comprises two reception rooms, a side-aspect kitchen leading to a small lobby and a ground floor bathroom. The first floor offers two double bedrooms, while outside, there is a private rear garden of approximately 30ft.

Please contact Sansome & George Estate Agents to discuss this opportunity in more detail or to arrange a viewing appointment at your earliest convenience.

Existing article 4 directions
direction: Part of Park, Redlands, Katesgrove
reason: Small houses in multiple occupation
status: In force since May 2013
rights removed: Convert C3 dwelling to C4 small HMO

Reading Borough Council - Band C

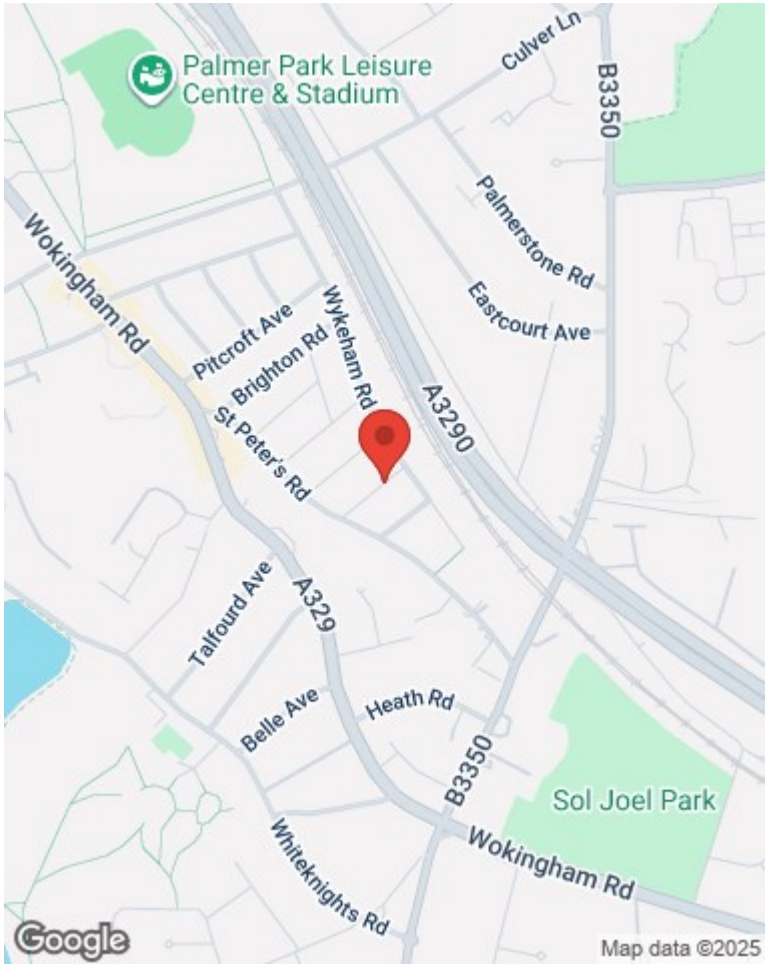
Approx Gross Internal Area
61 sq m / 652 sq ft

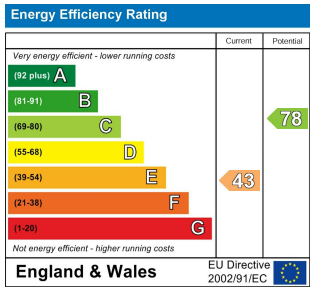


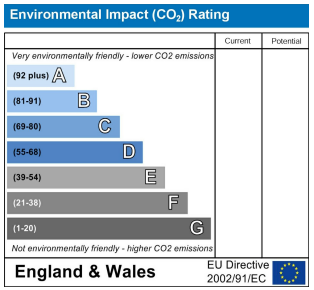
Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 27 sq m / 288 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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