Lot 120 94 Addison Road, Reading, Berkshire, RG1 8EG



All enquiries Ref: Callum Glenn



- **Freehold five room end of terrace property,**
- **Potential for extension/reconfiguration STPP**
- **HMO plans have been drawn up and are available within the legal pack**
- **Full vacant possession**



Location:
The property is located on Addison Road. A comprehensive range of shops, bars and restaurants can be found within Reading Town Centre lying to the east. Public transport links are available at Reading Rail Station (providing access into Central London) and at Reading West Rail Station located to the south along with a network of local bus services serving the surrounding areas. The property is served by road links including the A4155 lying to the north and the A329 located to the west. Recreational pursuits can be found at Christchurch Meadows lying to the north west.

Accommodation:
First floor: Three rooms
Ground floor: Two rooms, kitchen, shower room/WC
Outside: Rear garden

EPC Register: TBC.

Council Tax Band: TBC

To view:
Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.





