



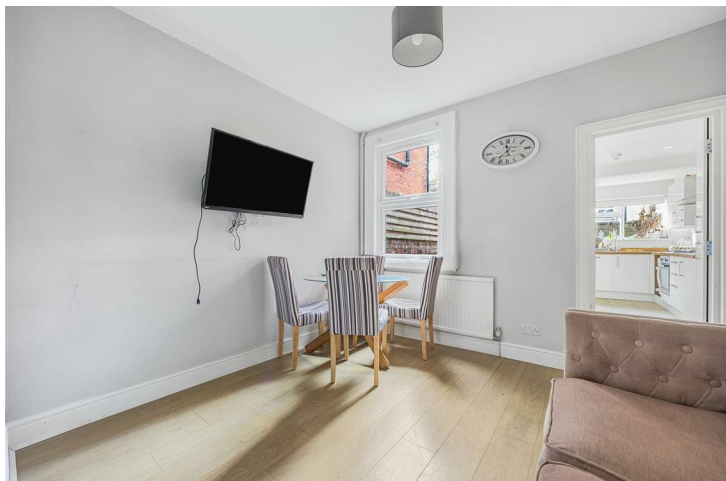
Positioned on Franklin Street, moments from Reading town centre, this four-bedroom shared house presents a considered balance of design, practicality, and ongoing income potential. Currently arranged as a 4 Bedroom HMO, the property is offered with tenants in situ, providing a ready-made operational model for investors seeking an established, low-maintenance asset in a strong central location.

Inside, the home has been thoughtfully configured to suit modern shared living, featuring a contemporary fitted kitchen with space for dining, two sleek shower rooms, and four generous bedrooms, each finished in calm, neutral tones. The layout creates a sense of privacy while maintaining a connected, communal flow at the heart of the property.

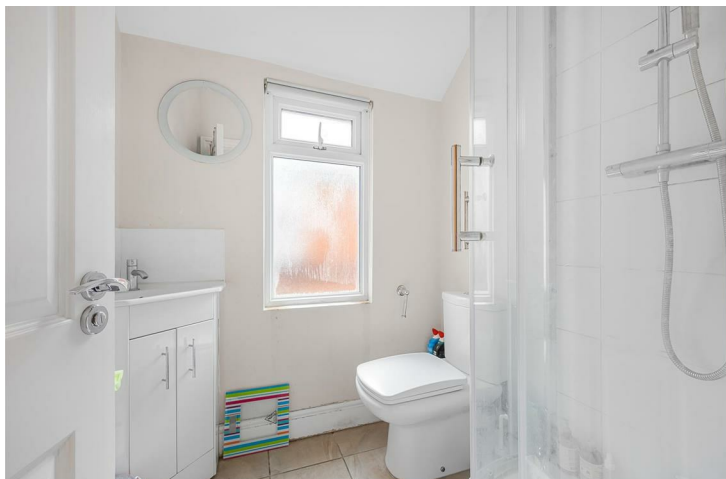
Outside, a compact courtyard garden provides an easy-care space for relaxation. The surrounding area is defined by its proximity to Reading Station, local amenities, and the town's thriving professional and student communities.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Four-bedroom shared property
- Conveniently located for Reading Station, town centre, and local amenities
- Achieving £2,876 pcm
- Currently occupied by tenants, offering immediate continuity
- An attractive, ready-to-go investment opportunity in a popular rental area
- Modern fitted kitchen and contemporary shower rooms





Council tax band C

Council- 2210.76

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property is located in a conservation area.

HMO licence

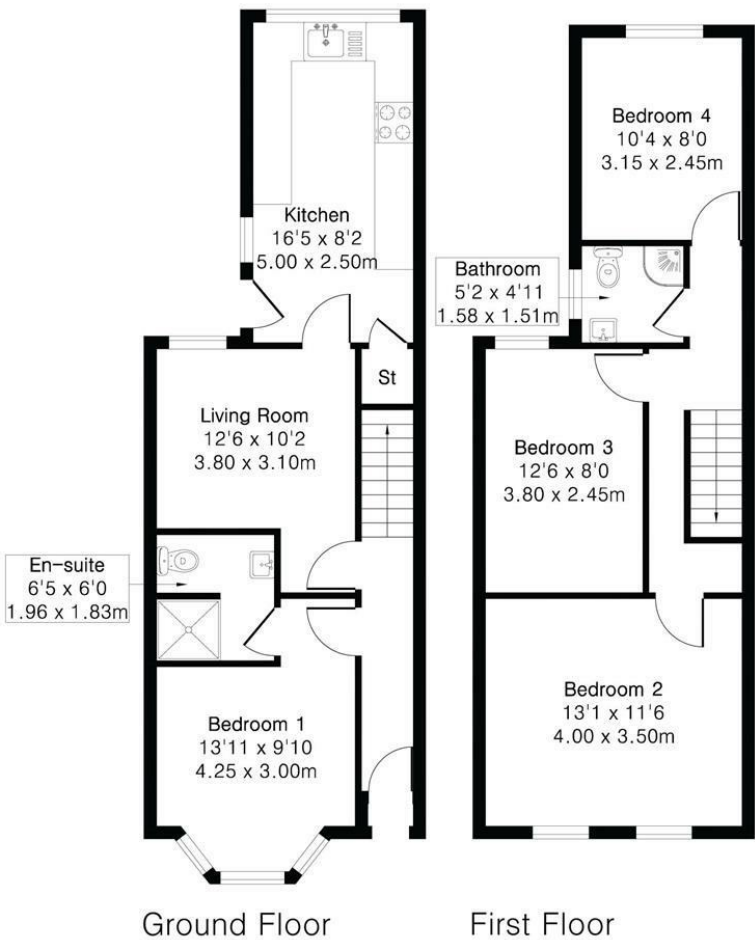
In the event that the property is purchased as a going concern, the purchaser will be responsible for obtaining the relevant HMO licence.

Floorplan

Approximate Gross Internal Area 916 sq ft - 85 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 451 sq ft – 42 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.