



Newport Road, , Reading, RG1 8EA

£475,000

Walmsley

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A well-presented, deceptively spacious bayfronted terraced house benefiting from a loft conversion, conveniently situated within walking distance of Reading town centre, the mainline station, Caversham centre, and the River Thames promenade. The impressive accommodation, which spans across three separate floors, comprises an entrance hall, living room with feature fire place and fitted cupboards, dining room, kitchen, landing, two firstfloor bedrooms, and a separately approached family bathroom. A firstfloor staircase gives access to a secondfloor double bedroom with an ensuite facility. Externally, the property benefits from an enclosed rear garden. No onward chain. EPC rating D. Council tax band C.

Newport Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.7 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 25–35 minutes. Furthermore, the property enjoys the added advantage of Crossrail services, enhancing connectivity and providing an efficient transport network for both leisure and work.

Tenure - Freehold

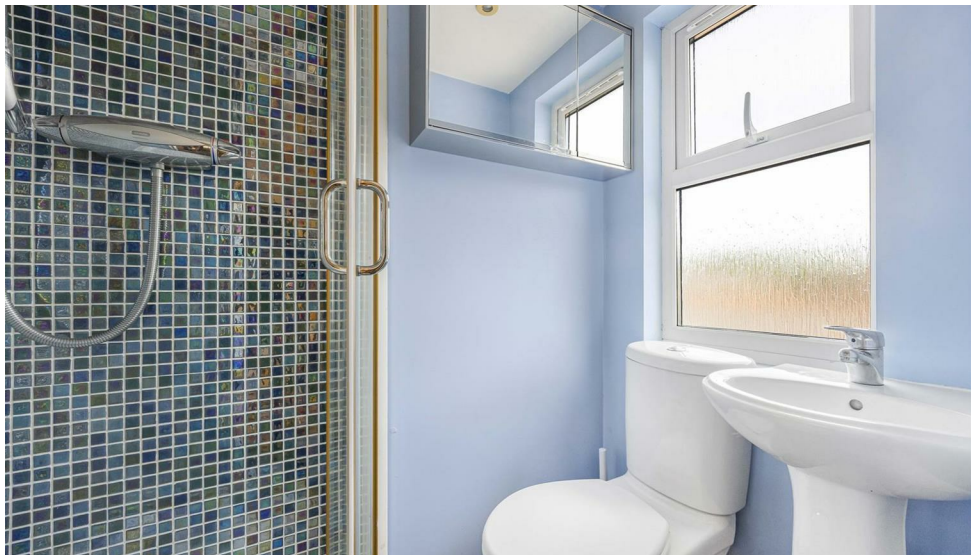




- Walking distance to the station
- Walking distance of Caversham
- Excellent presentation
- Accommodation over three floors
- Two receptions rooms
- Council tax band C
- EPC rating D

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Approximate Gross Internal Area 1255 sq ft - 117 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 483 sq ft – 45 sq m

Second Floor Area 277 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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