



Sidmouth Street, Reading, RG1 4QX, , , RG1 4QX

£275,000



## Sidmouth Street, Reading, RG1 4QX, , , RG1 4QX

A beautifully presented, Grade II listed, ground floor maisonette situated in this central location. The refurbished accommodation comprises; entrance hall, sitting room, modern kitchen/breakfast room, two double bedrooms and modern bathroom. Further benefits include a 5 year old combi boiler, allocated parking and no onward chain.

Sidmouth Street residents enjoy easy access to the Oracle Shopping Centre, riverside dining, and Reading Mainline Station with direct links to London Paddington and the Elizabeth Line. Local amenities—including Tesco Express, cafes, and the University of Reading—are all within walking distance, with the M4 (Junction 11) nearby

999 year lease  
Service charge - £600 per year  
Ground rent - N/A

EPC rating - C  
Council tax band - B  
<https://moverly.com/sale/YHppiYsrzSJEGP6Ydaq7XX/view>

## Tenure - Leasehold - Share of Freehold

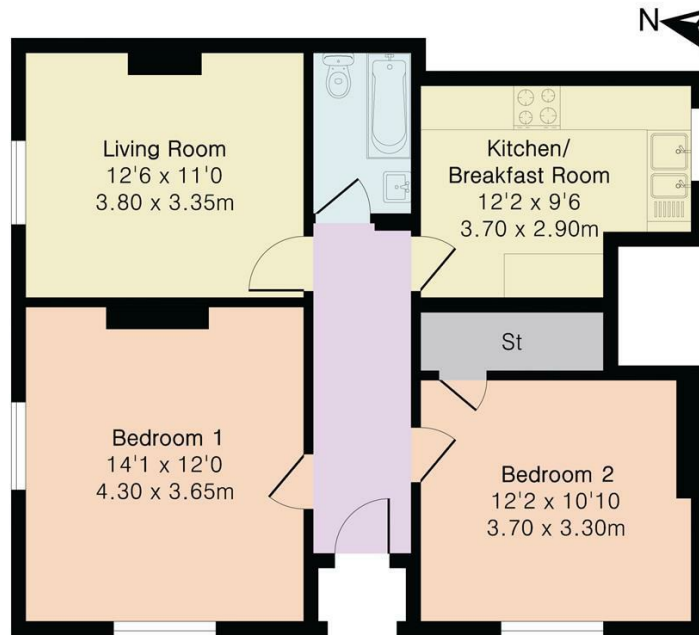




- Two double bedrooms
- Ground floor
- No chain
- Parking
- Close to Reading centre and mainline station
- Sharer of Freehold



Approximate Gross Internal Area 701 sq ft - 65 sq m



Ground Floor



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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