

Newport Road, Reading, Berkshire, RG1 8EA

£425,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this well-presented bay-fronted terraced home, conveniently situated within walking distance of Reading town centre, Reading mainline station, Caversham centre and the picturesque River Thames promenade. This property represents an excellent opportunity for first-time buyers, families and investors alike.

The accommodation comprises an entrance hall, open plan living room/dining room, modern kitchen landing, three first floor bedrooms and a separate first floor bathroom. In addition, a space saving staircase provides access to a boarded loft space Externally, the property benefits from a mature rear garden, providing an ideal space for outdoor entertaining and relaxation.

Newport Road is ideally positioned for those seeking excellent transport links and convenient access to local amenities. Reading mainline station is approximately 0.7 miles away and offers regular services to London Paddington in as little as 25 to 35 minutes, as well as Elizabeth Line services providing excellent connectivity across London and beyond. Residents can also enjoy easy access to Caversham centre, Reading town centre, a wide range of shops, restaurants and leisure facilities, together with attractive riverside walks along the Thames.
https://moverly.com/sale/FKQpxaubdeRirMKVgr3S2F/view
EPC - C. Council Tax Band - C`

Tenure - Freehold

















- Close to Reading and Caversham centres
- Close to train station
- Well presented accommodation
- Upstairs bathroom
- Council tax band C
- EPC rating C

3 1 1 C









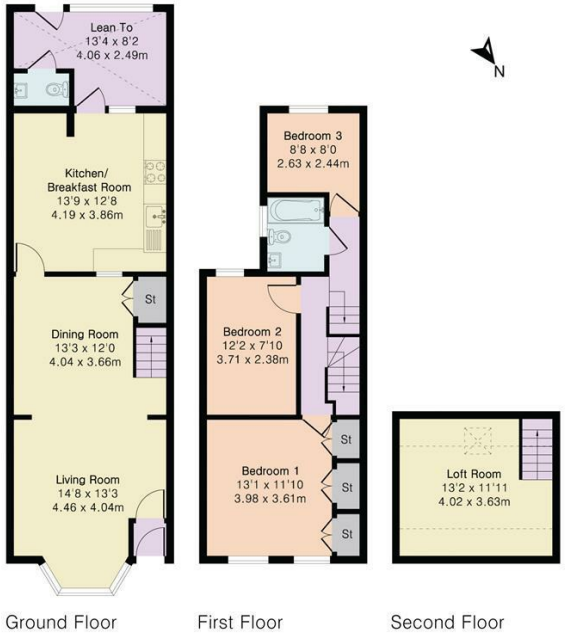







CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
Caversham Court Garden
River Thames
LOWER CAVERSHAM
NORCOT
Portman Rd
Reading Museum
Reading
NEWTOWN
EAST READING
WEST READING
The Museum of
COLEY
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Approximate Gross Internal Area 1236 sq ft - 115 sq m
Ground Floor Area 643 sq ft – 60 sq m
First Floor Area 435 sq ft – 40 sq m
Second Floor Area 158 sq ft – 15 sq m



PINKPLAN

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.

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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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