

Lynmouth Road, Reading, Berkshire, RG1 8DD

£450,000

Walmsley

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Walmsley Estate Agency are delighted to present this attractive bay-fronted, three-bedroom period home, offering spacious and versatile accommodation arranged over three floors. Situated on a highly sought-after residential road, the property enjoys a prime location within easy walking distance of Reading town centre and Reading mainline railway station.

The accommodation comprises an entrance hall, a spacious open-plan living/dining room, a fitted kitchen, two separately accessed first-floor bedrooms, a family bathroom, and a further double bedroom on the second floor. Externally, the property benefits from an enclosed, low-maintenance paved rear garden, ideal for outdoor entertaining or relaxation. Offered to the market with no onward chain, this property presents an excellent opportunity for owner-occupiers and investors alike. EPC Rating: E. Council Tax Band: C

Lynmouth Road is superbly positioned just a short walk from Reading mainline railway station (approximately six minutes via the Station Road entrance), providing fast services to London Paddington in as little as 25 minutes. The property is also conveniently located approximately 3.6 miles from Junction 11 of the M4 motorway.

Tenure - Freehold

















- Walking distance of Caversham centre
- Close to river Thames
- No onward chain
- Three bedrooms
- Council tax band C
- EPC rating E

3 1 2 E





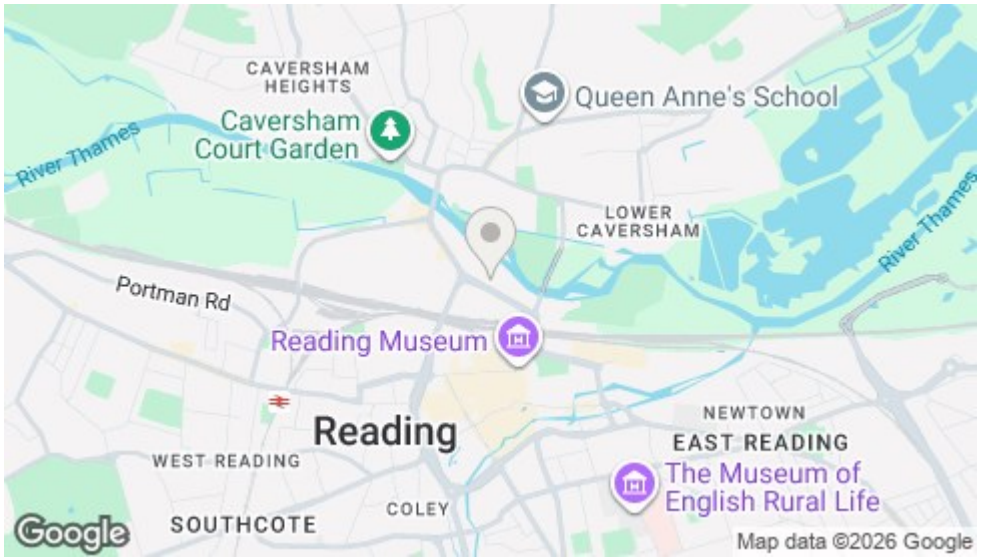











CAVERSHAM HEIGHTS
Caversham Court Garden
Queen Anne's School
River Thames
LOWER CAVERSHAM
River Thames
Portman Rd
Reading Museum
Reading
NEWTOWN
EAST READING
WEST READING
The Museum of English Rural Life
COLEY
SOUTHCOTE
Google
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Approximate Gross Internal Area 1102 sq ft - 102 sq m
Ground Floor Area 444 sq ft – 41 sq m
First Floor Area 432 sq ft – 40 sq m
Second Floor Area 226 sq ft – 21 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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