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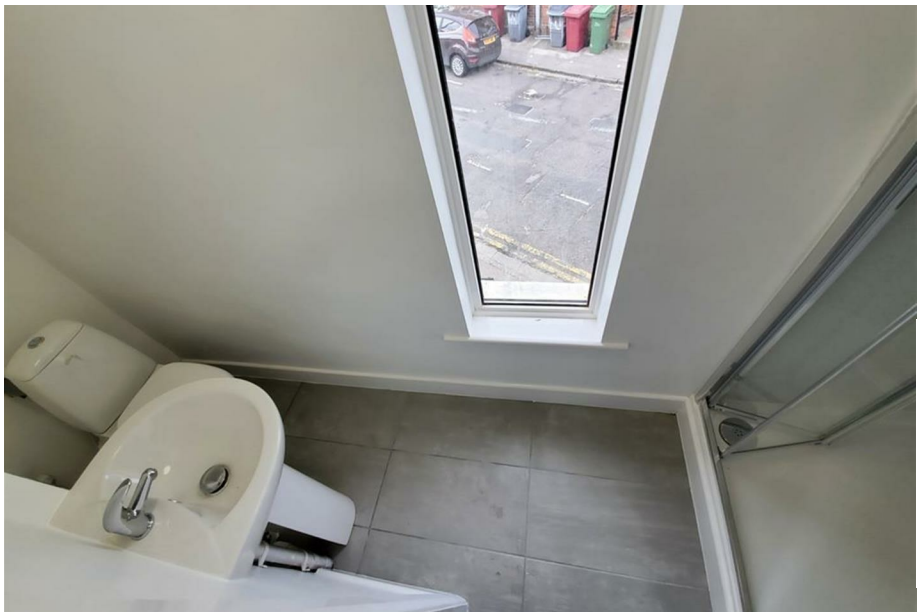
# Gower Street

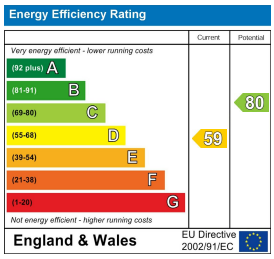
Reading, RG1 7PE

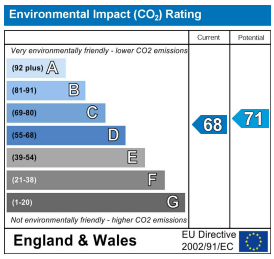
Asking Price £425,000

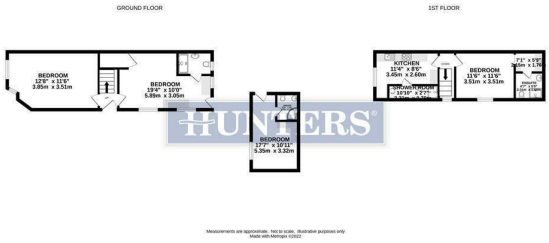
4 3 3 D

## Area Map






Situated in the heart of Reading Town Centre, this substantial freehold end-terrace property presents an exceptional investment opportunity in a prime central location. Occupying a large plot, the property offers versatile accommodation comprising 3 bedrooms, multiple kitchens and bathrooms, as well as a self-contained annex, making it ideally suited for multi-let or serviced accommodation use.

Currently generating an impressive £3,300 per month in rental income, this high-yielding asset provides strong and immediate cash flow potential for investors seeking a well-positioned income-producing property.

The property benefits from excellent transport links, local amenities, shopping, restaurants, and Reading Station all within close proximity, further enhancing its appeal to tenants and future occupiers alike.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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The Property Ombudsman