

4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

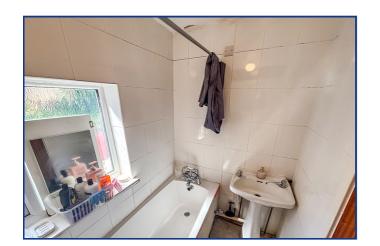
















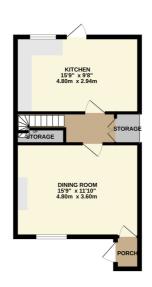
Bedford Road, Reading, Berkshire. RG1.

£425,000 Freehold

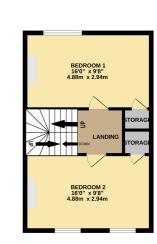
CALLING ALL INVESTORS! Arins Property Services in Tilehurst present this Four bedroom house on Bedford Road. The property is ideal opportunity for the potential to covert the home into Four Flats, subject to planning permission. Conveniently, the property is located within a reasonable distance to Reading town centre and local amenities. Further accommodation includes kitchen, dining room, lounge, a wc, shower room, and four double bedrooms spread over multiple floors. Other features include gas central heating, double glazed window and a rear garden.











1ST FLOOR 403 sq.ft. (37.4 sq.m.) approx 2ND FLOOR 152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 sq.m.) approx.

withins every autempt has been made to ensure the accuracy of the induplant containable intell; measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any conspective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.

Made with Metropic 20205

Property Description

Basement

Dining Room

11' 0" x 15' 9" (3.35m x 4.80m) Double radiator, double glazed window, access to front porch.

Kitchen

 $9'\,8'' \times 15'\,9''$ (2.95m x 4.80m) access to rear garden, double glazed window, space for stove, base and eye level units, single radiator

Ground Floor

Lounge

10' 9" \times 12' 6" (3.28m \times 3.81m) double glazed window, single radiator, television point.

Bedroom Three

 $9^{\circ}\,8^{\circ}\,x\,12^{\circ}\,6^{\circ}$ (2.95m x 3.81m) double glazed windows, single radiator, Telephone point.

WC

4' $6"\,x\,4'\,7"$ (1.37m x 1.40m) Low level wc, double glazed window, wash basin.

Shower Room

 $4'6" \times 6'4"$ (1.37m \times 1.93m) Single radiator, double glazed window, bathtub, wash basin.

First Floor

Bedroom One

 $9'8" \times 16'0"$ (2.95m x 4.88m) double glazed window, access to built in storage, telephone point.

Bedroom Two

 $9'8" \times 16'0"$ (2.95m x 4.88m) Double glazed window, single radiator, access to built in storage.

Loft Room

Bedroom Four

11' 7" x 13' 1" (3.23m x 3.99m) double glazed window, single radiator, telephone point.

Council Tax Band

C.

