

Bedford Road, Reading, Berkshire. RG1.



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£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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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" x 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" x 12' 6" (3.28m x 3.81m) double glazed window, single radiator, television point.

Bedroom Three

9' 8" x 12' 6" (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" x 6' 4" (1.37m x 1.93m) Single radiator, double glazed window, bathtub, wash basin.

First Floor

Bedroom One

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

Bedroom Two

9' 8" x 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

