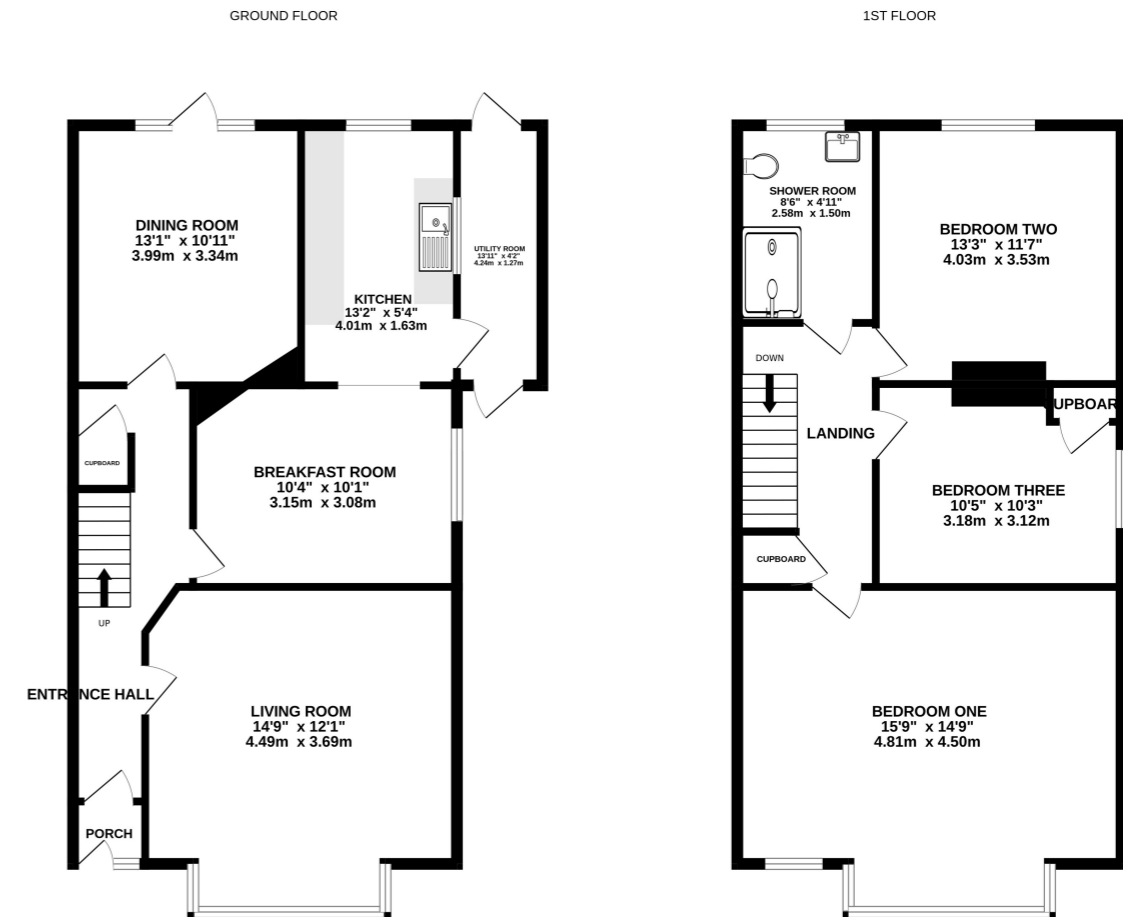


Melrose Avenue, Reading, Berkshire. RG6 7BN.

£550,000 Freehold

This fantastic period bay-fronted semi-detached home is situated in a sought after location within a stones throw of the University Campus. The property provides excellent access to the top Grammar Schools in Reading, whilst being close to local shops and amenities, bus routes into the town centre and Earley train station. The property has been well kept but offers excellent scope for improvements. The spacious ground floor comprises an entrance hall, bay fronted living room, dining room, breakfast room, kitchen and a utility/store room to the side of the house. On the first floor you have a shower room and three double bedrooms. The master bedroom is bay-fronted and a generous size 15'9 x 14'9. Additional features include UPVC double glazing, gas central heating and a mature rear garden. **NO ONWARD CHAIN COMPLICATIONS!**

- NO ONWARD CHAIN
- Three Double Bedrooms
- Period Property
- Bay Fronted Semi-Detached
- Sought After Earley Location
- Close To University
- Three Reception Rooms
- Character Features
- Utility/Store Room
- Private Rear Garden



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. Made with Metronix 2/0/22

Property Description

Ground Floor

Entrance Hall

Living Room

4.49m x 3.69m (14' 9" x 12' 1")

Dining Room

3.99m x 3.34m (13' 1" x 10' 11")

Breakfast Room

3.15m x 3.08m (10' 4" x 10' 1")

Kitchen

4.01m x 1.63m (13' 2" x 5' 4")

Utility Room

4.24m x 1.27m (13' 11" x 4' 2")

First Floor

Landing

Bedroom One

4.81m x 4.50m (15' 9" x 14' 9")

Bedroom Two

4.03m x 3.53m (13' 3" x 11' 7")

Bedroom Three

3.18m x 3.12m (10' 5" x 10' 3")

Shower Room

2.58m x 1.50m (8' 6" x 4' 11")

Outside

Front Garden

Rear Garden

Council Tax Band

E