



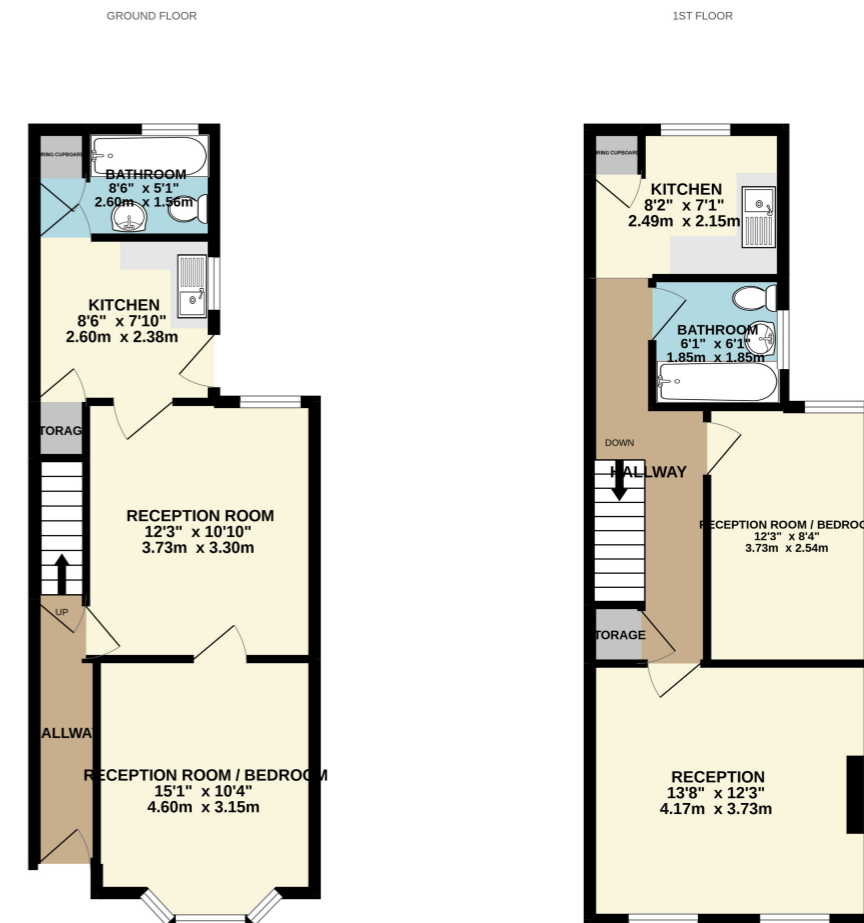
Newport Road, Reading, Berkshire.

£350,000 Freehold

**\*Attention to all investors\* \*Open Day - Saturday 26th March! Register your interest now!\*** Offered to the market with no onward chain complications is this unique Victorian terraced property which offers two apartments providing fantastic income, with the added benefit of alternatively, converting the property back into a three bedroom family home. The property is situated in a fantastic location, being within touching distance of both Reading train station, and Caversham centre with its variety of shops, restaurants, bars, while also being a short walk to the Reading Thames promenade. The ground floor comprises of two reception areas/bedrooms, a refitted kitchen, a refitted bathroom, and a beautiful well maintained fence enclosed rear garden. The first floor comprises of two reception areas/bedrooms, a refitted kitchen and a refitted bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden. This property can also be suitable as family home and this can be easily converted back to single dwelling by making very minor changes.

- Two Apartments
- Two Separate Living Rooms
- Two Separate Kitchens
- Two Separate Bathrooms
- No Onward Chain
- Two Separate Utilities
- Potential to Convert Back to Two / Three Bedroom House
- Close to Public Transport





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

### Ground Floor Flat

#### Hallway

Access to both ground floor, and first floor flats.

#### Reception Room / Bedroom One

15' 1" x 10' 4" (4.60m x 3.15m) Front aspect double glazed bay window, television point, telephone point, double radiator.

#### Reception Room / Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m) Rear aspect double glazed window, double radiator, television point, telephone point.

### Kitchen

8' 6" x 7' 10" (2.59m x 2.39m) Range of base and eye level units, side aspect double glazed window, single sink with drainer, space for white goods, vinyl flooring, double radiator, understairs storage cupboard, door leading into rear garden.

### Bathroom

8' 6" x 5' 1" (2.59m x 1.55m) Rear aspect double glazed window, vinyl flooring, low level wc, pedestal wash basin, enclosed bath with shower, single radiator, airing cupboard.

### Garden

Beautiful fence enclosed rear garden, comprising of an artificial grass area, a stoney area, and a good sized lawn at rear.

### First Floor Flat

#### Hallway

Access into all rooms, storage cupboard.

#### Reception Room One / Bedroom

13' 8" x 12' 3" (4.17m x 3.73m) Two front aspect double glazed windows, double radiator, telephone point.

#### Reception Room Two / Bedroom Two

12' 3" x 8' 4" (3.73m x 2.54m) Rear aspect double glazed window, single radiator.

### Kitchen

8' 2" x 7' 1" (2.49m x 2.16m) Rear aspect double glazed window, single radiator, vinyl flooring, range of base and eye level units, single sink with drainer, space for white goods.

### Bathroom

6' 1" x 6' 1" (1.85m x 1.85m) Side aspect double glazed window, single radiator, low level wc, pedestal wash basin, enclosed bath with shower.

### Outside

#### Parking

Street parking available, unallocated.

### Council Tax Band