



Russell Street, Reading, Berkshire.

£650,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this fantastic seven / eight bedroom property offering a fantastic potential investment opportunity. The property is situated in an excellent location as its in close proximity to the town centre and within walking distance of the Oracle shopping centre and Reading mainline train station, as well as being on the doorstep of various other local shops and amenities. The property comprises of a self contained basement flat containing a bedroom, reception room, kitchen, bathroom and a large enclosed rear garden. The ground floor contains two double bedrooms, the second floor has two further bedrooms along with a communal kitchenette, bathroom, and shower room, and the second floor consists of three double bedrooms. Other features includes gas central heating, double glazed windows, and residents permit parking available.

- Fantastic Investment Opportunity
- Seven / Eight Bedrooms
- Large Enclosed Rear Garden
- Close to Reading Town Centre
- Close to Train Station
- Three Bathrooms
- Residents Permit Parking



TOTAL FLOOR AREA : 2123 sq.ft. (197.3 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 Level

Reception Room

14' 7" x 11' 4" (4.45m x 3.45m)

Bedroom

13' 5" x 12' 9" (4.09m x 3.89m)

Kitchen

9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

8' 5" x 4' 8" (2.57m x 1.42m)

WC

5' 7" x 3' 2" (1.70m x 0.97m)

Ground Floor

Bedroom One

14' 5" x 13' 5" (4.39m x 4.09m)

Bedroom Two

13' 5" x 13' 2" (4.09m x 4.01m)

First Floor

Room Three

13' 10" x 9' 11" (4.22m x 3.02m)

Room Four

10' 3" x 8' 10" (3.12m x 2.69m)

Communal Kitchenette

13' 5" x 13' 2" (4.09m x 4.01m)

Bathroom

8' 7" x 8' 3" (2.62m x 2.51m)

Shower Room

5' 5" x 3' 8" (1.65m x 1.12m)

Second Floor

Room Five

13' 9" x 13' 3" (4.19m x 4.04m)

Room Six

14' 11" x 10' 11" (4.55m x 3.33m)

Room Seven

10' 3" x 8' 10" (3.12m x 2.69m)

WC

Outside

Rear Garden

Large enclosed rear garden, with patio area leading onto large lawn.

Council Tax Band