



**Wilson Road
Reading
Berkshire
RG30 2GU**

Offers In Excess Of £354,000

bettermove

Wilson Road

Reading

Bettermove are proud to present this 2 bedroom terraced house in Reading available with no forward chain.

The property is currently tenanted. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom.

Located in the popular town of Reading, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A329, A33 and M4.

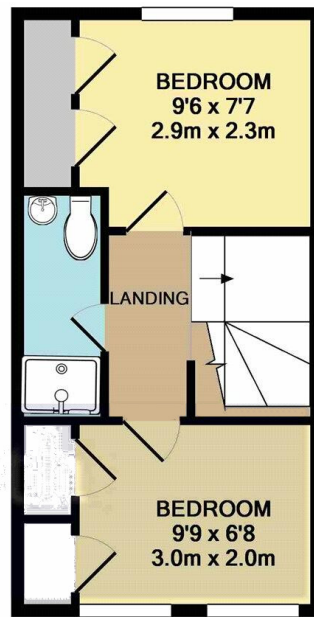
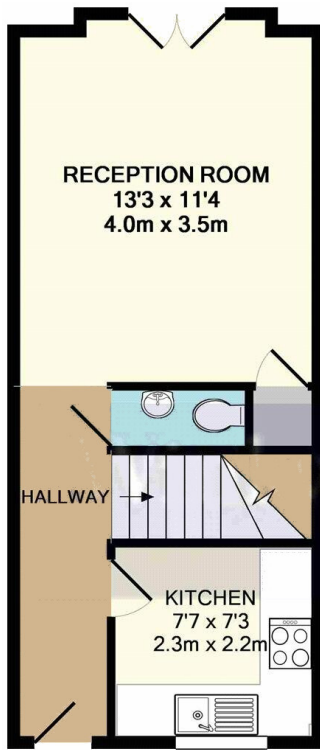
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





1ST FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 98 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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