



Belmont Road, Reading, Berkshire.

£300,000 Freehold

Arins Tilehurst - 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 within walking distance of Reading West train station, while being close to a bus route which leads to Reading town centre and has excellent access to various local shops and amenities. The ground floor comprises of two reception areas / bedrooms, a refurbished kitchen, and refurbished bathroom, and a well maintained enclosed rear garden. The first floor comprises of two reception areas / bedrooms, a bathroom, and kitchen. Other features include gas central heating throughout and two separate boilers. 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
- Two Separate Utilities
- No Onward Chain
- Potential to Convert Back to Two / Three Bedroom House
- Close to Public Transport



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 reliability or efficiency can be given.
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Property Description

Ground Floor Flat

Reception Room 1 / Bedroom

13' 3" x 9' 7" (4.04m x 2.92m) Front aspect bay window, double radiator, television point.

Reception Room 2

13' 5" x 10' 0" (4.09m x 3.05m) Rear aspect window, double radiator.

Kitchen

8' 3" x 8' 2" (2.51m x 2.49m) Range of base and eye level units, single bowl with drainer, side aspect window, vinyl flooring, understairs storage, space for white goods, home to boiler.

Bathroom

8' 0" x 4' 6" (2.44m x 1.37m) Rear aspect window, shower cubicle, pedestal wash basin, low level wc, vinyl flooring, tiled walls.

First Floor Flat

Bedroom One / Reception Room

12' 9" x 10' 3" (3.89m x 3.12m) Two front aspect windows, double radiator.

Bedroom Two / Reception Room

13' 6" x 7' 7" (4.11m x 2.31m) Rear aspect window, radiator.

Kitchen

8' 0" x 6' 7" (2.44m x 2.01m) Range of base and eye level units, single bowl with drainer, space for white goods.

Bathroom

5' 10" x 5' 7" (1.78m x 1.70m) Panel enclosed bath with shower, low level wc, pedestal wash basin, side aspect window, vinyl flooring.

Outside

Rear Garden

Enclosed rear garden, stoned area with lawn at rear.

Council Tax Band

