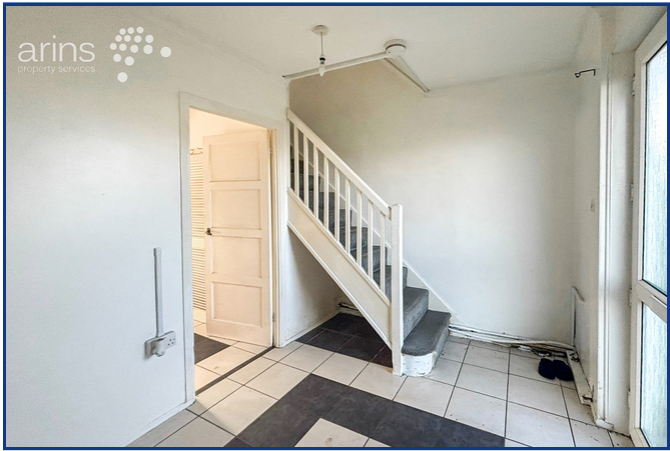


14 Wincanton Road, Reading, Berkshire. RG2 8PB.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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14 Wincanton Road, Reading, Berkshire. RG2 8PB.

£290,000 Freehold

A well-presented three-bedroom mid-terrace home situated in a popular residential area of Reading, offering spacious accommodation ideal for first-time buyers or investors. The property features a generous lounge/diner, a practical kitchen with access to a large rear garden, and three well-proportioned bedrooms upstairs alongside a family bathroom. Outside, there is a small front garden and a good-sized rear garden with useful outbuildings for storage or workshop use. Positioned close to local amenities, schools, and with excellent transport links including easy access to the M4 and regular bus routes to Reading town centre, this freehold property is offered with no onward chain. Due to its non-standard concrete construction, the property has limited options for mortgages. This property is ideal for first time buyers or investment buyers. Potential rental yield at the current price of £315,000 is over 6%.

- Three spacious bedrooms
- Generous rear garden
- Direct garden access from kitchen
- Freehold property
- Excellent transport links
- Convenient location
- No onward chain

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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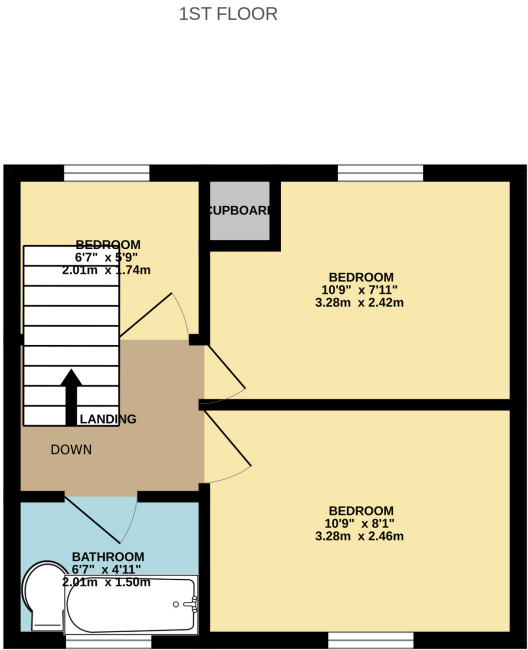
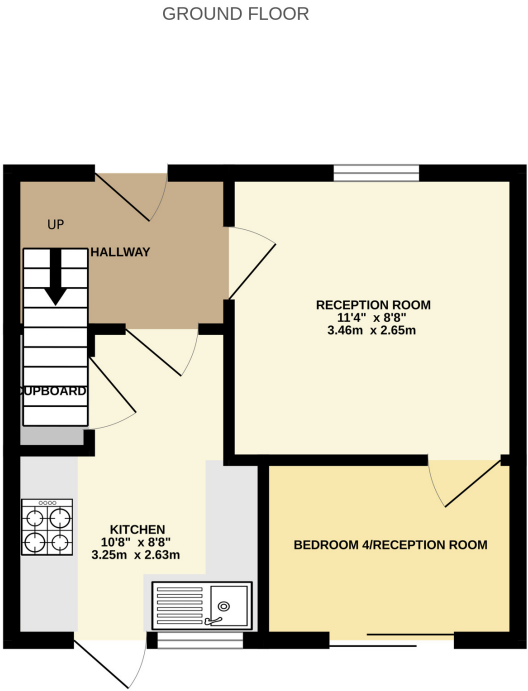
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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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

Lounge

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Council Tax Band

A

