



Medill Close, Woodcote, Reading, RG8 0QR

£205,000

Walmesley

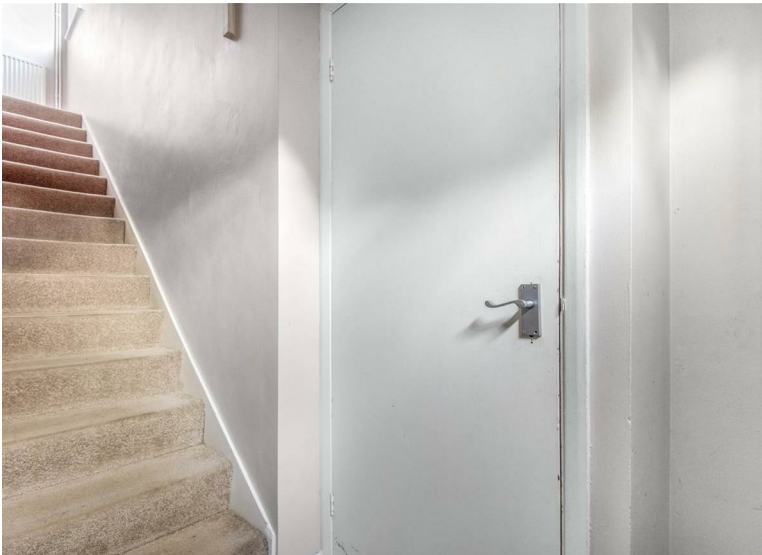
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Offered for sale with vacant possession is this two bedroom first floor maisonette presented for sale in good order, situated in a quiet cul-de-sac setting, within close proximity of the local countryside. An ideal investment opportunity with a yearly rental yield of approximately 5.5%. The accommodation comprises private entrance hall, landing, kitchen, sitting room, two bedrooms and a family bathroom. Externally the property benefits from front garden, a rear share communal drying area, two external storage cupboards and parking.

The village of Woodcote is surrounded by woodland with many country walks in the immediate vicinity, it also benefits from having two local shops and two village pubs. The proximity of Reading and Oxford make Woodcote an ideal area for those wanting the rural life with the benefits of city life on the doorstep, with public transport conveniently providing a regular service to Oxford or Reading. EPC rating C. No onward chain.

Tenure - Leasehold





- Cul-sac-setting
- No onward chain
- Potential rental yield of 5.0%
- Two bedrooms
- Parking
- Village location



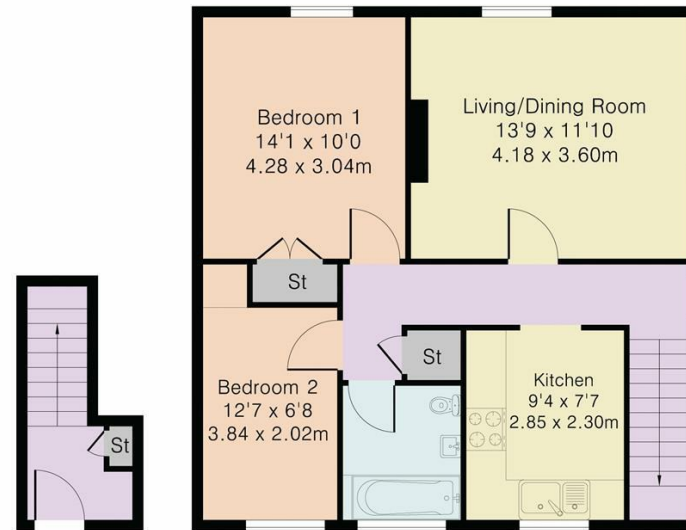
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Approximate Gross Internal Area 638 sq ft – 59 sq m
 Ground Floor Area 44 sq ft – 4 sq m
 First Floor Area 593 sq ft – 55 sq m



Ground Floor First Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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