



Cumberland Road, Reading, , RG1 3LB

£250,000

Walmsley

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A Victorian terrace property requiring complete modernisation, conveniently located within a short walk of the idyllic Kennet and Avon canal and the river Thames. The accommodation comprises sitting room, dining room, kitchen, downstairs bathroom, two double bedrooms and stairs that give access to the second floor attic space. Externally the property benefits from an enclosed rear garden. EPC rating C. Council tax band B.

Cumberland Road is very well positioned within close proximity of local shops and schools. Reading Town centre and mainline station are also easily accessed, Thames Valley Business Park (approx. 1.2 mile walk) and Palmer Park Sports Stadium and lido (0.5 mile walk). No onward chain.

Tenure - Freehold

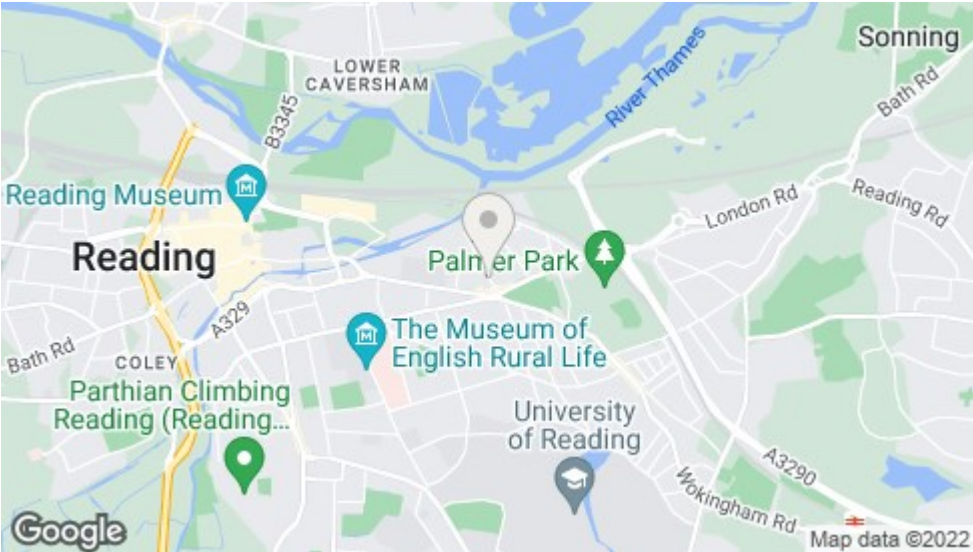




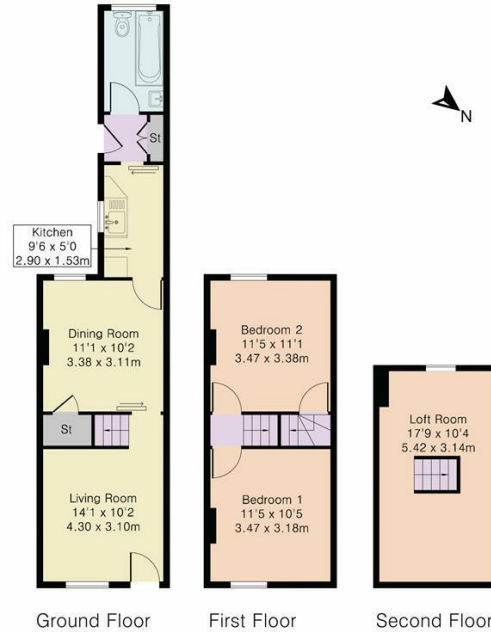
- No onward chain
- Period terrace
- Close to town centre
- Walking distance of train station
- In need of modernisation
- Two bedrooms







Approximate Gross Internal Area 813 sq ft – 76 sq m
 Ground Floor Area 373 sq ft – 35 sq m
 First Floor Area 259 sq ft – 24 sq m
 Second Floor Area 181 sq ft – 17 sq m



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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