



Wykeham Road, , Reading, RG6 1PP

£310,000

Walmesley

## Wykeham Road, , Reading, RG6 1PP

\*Unexpectedly re-available\* A character two bedroom Victorian terrace situated in a convenient and popular location to the East of Reading. The property requires some updating. The ground floor comprises entrance hall, lounge / dining room with wooden floors and a bright kitchen with additional dining space. To the first floor there are two double bedrooms and bathroom. Externally the property boasts an enclosed garden. The house is situated within walking distance of Palmer Park, shops and schools plus excellent access to the motorway and bus routes as well as Reading Train Station, Royal Berkshire Hospital and Reading University. EPC E, Council Tax Band D.

Tenure - Freehold





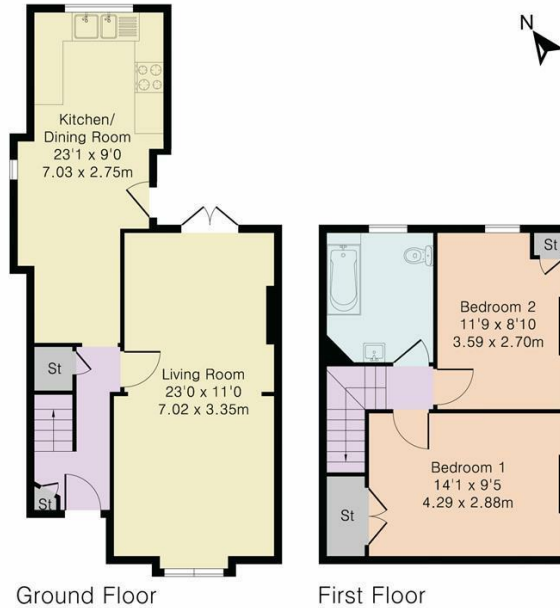
- Victorian Terrace
- Two Double Bedrooms
- Upstairs Bathroom
- Convenient Location
- Enclosed Garden
- EPC
- Council Tax Band C

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Approximate Gross Internal Area 854 sq ft – 79 sq m  
 Ground Floor Area 489 sq ft – 45 sq m  
 First Floor Area 365 sq ft – 34 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.

