



**24 Tidmarsh St  
Reading  
RG30 1HX  
(Freehold)**

**£324,000**

**Two separate two bedroom flats**

**Yield: 6%**

**Recently redecorated**

**Available with tenants in place  
on periodic contracts**

**No onward chain**



## Description

Investment opportunity. Split into two separate flats. A well maintained terrace house located to the west of Reading town centre comprises of two separate two bedroom flats

Both flats are currently occupied and benefit from having been recently redecorated.

The flats have separate heating systems and titles.

Flat one (ground floor): £800pcm

Flat two (first floor): £820pcm

Total: £1620pcm/£19,440pa

Yield: 6%

### Local Transport:

Located close to local bus routes into Reading and Tilehurst.

### Schools:

- Wilson Primary (0.5 miles)

**EPC rating:** Flat 2 D 66  
Flat 1 D 67

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The floor plans are not to scale and are for information purposes only.

## Communal entrance Hall:

With front doors into:

### Flat 1 (Ground floor)

Enter into entrance hallway with doors to:

#### Kitchen/Lounge/Diner:

Side aspect double glazed window, range of eye and base level units, rolled edge work surface with stainless steel sink and drainer with mixer tap. Space for washer/dryer, integral lower level oven and hob. Access to Worcester combi boiler.

Door to...

#### Bathroom:

Rear aspect double glazed window, bath with mixer tap and shower attachment, WC, hand basin.

#### Bedroom one:

Rear aspect double glazed window.

#### Bedroom two:

Front aspect double glazed bay window.

## Flat 2 (First floor)

Stairs to landing with doors to...

#### Kitchen:

Side aspect double glazed window, range of eye and base level units, rolled edge work surface with stainless steel sink and drainer with mixer tap. Space for washer/dryer, integral lower level oven and hob.

#### Lounge/Diner:

Front aspect double glazed windows, storage cupboard and access to...

Shower room & WC with hand basin

#### Bedroom one:

Double glazed rear aspect window, built in wardrobe and access to en-suite shower room with WC and hand basin.

#### Bedroom two:

Rear aspect double glazed window.



Flat 1



Flat 2



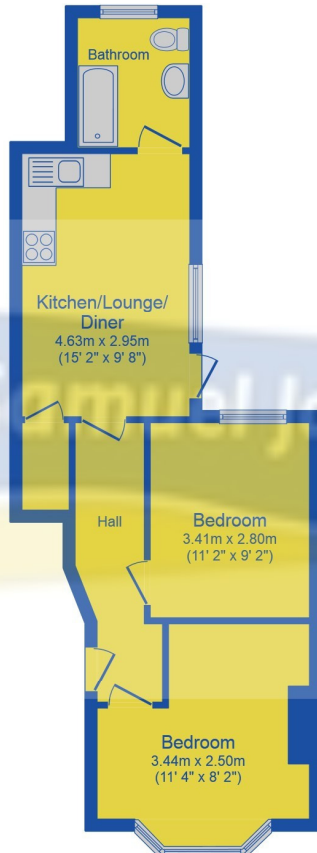
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**SAMUEL JAMES**

## Flat 1



### Ground Floor Plan

Floor area 48.0 sq. m. (517 sq. ft.) approx

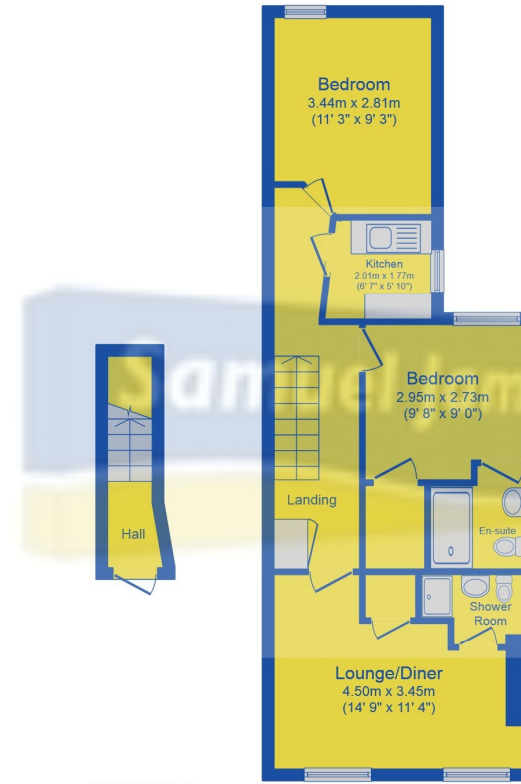
Total floor area 48.0 sq. m. (517 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for Samuel James Estate Agents.

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## Flat 2



### Ground Floor

Floor area 3.0 sq. m. (32 sq. ft.) approx

### First Floor

Floor area 51.0 sq. m. (549 sq. ft.) approx

Total floor area 54.0 sq. m. (581 sq. ft.) approx

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