

**Gower Street
READING
Berkshire
RG1 7PE**

**£450,000
(Freehold)**

- . Freehold
- . licensed HMO
- . 6 Bedrooms
- . 3 En-suites



Description

A three story terraced house situated in Central Reading. The property is presently let as six bedsits with a shared bathroom and kitchen, although three rooms do benefit from having their own en-suite shower room.

GROUND FLOOR

- Entrance hallway
- Bedroom one
- Bedroom two
- Kitchen
- Bathroom

FIRST FLOOR

- Bedroom three (en-suite)
- Bedroom four

SECOND FLOOR

- Bedroom five (en-suite)
- Bedroom six (en-suite)

Enclosed rear garden

Transport

Reading train station: (0.9 miles)

Total rental income:

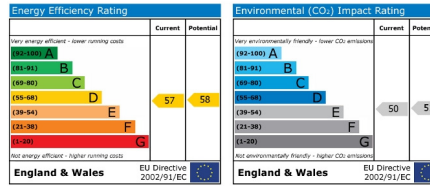
£2985.00 pcm
 £35,820.00 per annum
 Yield 8% approx

Misrepresentation Act, 1967

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.

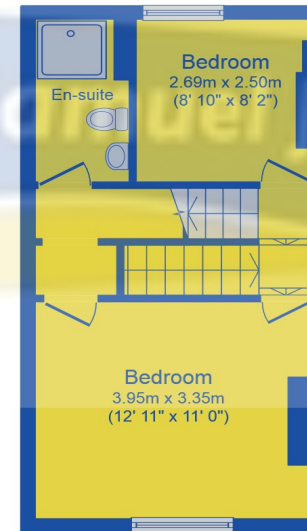
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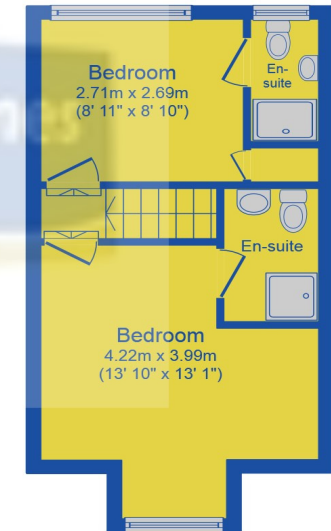
Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx



Second Floor

Floor area 30.0 sq. m. (323 sq. ft.) approx

Total floor area 105.0 sq. m. (1,130 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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