



**Winchester Rd
Reading
Berkshire
RG2 0EY
(Freehold)**

£425,000



Semi-detached

Licensed HMO for seven people

Recently refurbished bathroom

No onward chain

Description

A bay fronted semi-detached house spread over three floors. The property is a licensed HMO for up to seven people and is available with tenants in place.

All tenants have been checked and moved in by Samuel James Lettings.

In our opinion, the house would significantly benefit from modernisation resulting in capital appreciation and vastly improved rent returns.

The house is conveniently positioned close to Reading University and offers easy access to Reading town centre, green park and M4 jnc 11.

Current rental generates £25740p.a.

Yield: 6.1%

Entrance Hallway:

Offers access to....

WC:

Located under stairs with WC and hand basin

Lounge/Diner/Kitchen: 6.96m x 3.33m

Rear aspect double glazed window and door. Range of eye and base level units

Bedroom one: 4.44m x 3.33m

Front aspect double glazed window

Bedroom two: 5.95 x 4.01m

Rear aspect double glazed window and door.

Garage: 4.65m x 2.14m

Accessed via bedroom two or front patio

First floor:

Bedroom three: 2.72 x 2.05m

Front aspect double glazed window

Bedroom four: 3.68m x 3.33m

Front aspect double glazed window

Bedroom five: 3.62m x 3.50m

Rear aspect double glazed window

Bedroom six: 9.78m x 1.96m

Front and rear aspect double glazed window

Bathroom:

Recently refurbished with WC, hand basin, enclosed shower cubicle.

Second Floor:

Bedroom seven: 3.65m x 3.17m

Velux sky light and built in wardrobes

Sitting room: 3.54m x 1.98m

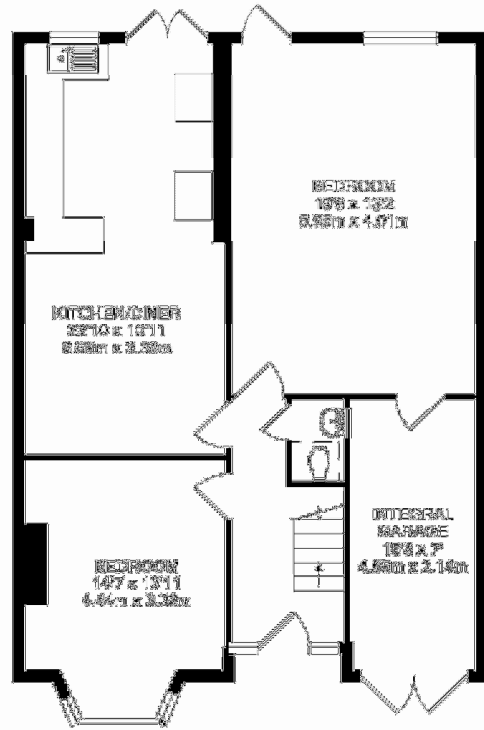
Velux sky light and eaves storage

Rear garden:

Local authority: Reading Borough Council



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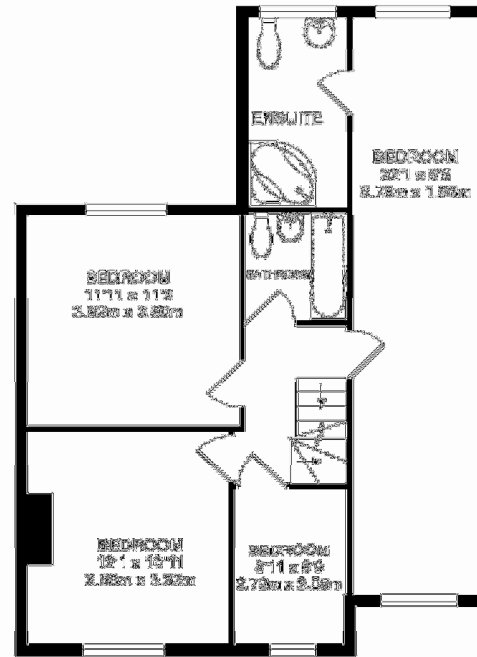


FIRST FLOOR
 APPROX. FLOOR AREA 824 SQ. FT.

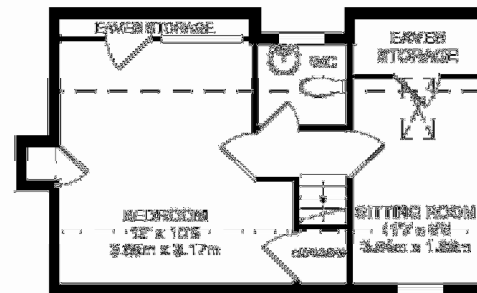


GENERAL APPROXIMATE FLOOR PLAN AREA 1047 SQ. FT. (271.0 SQ. M.)

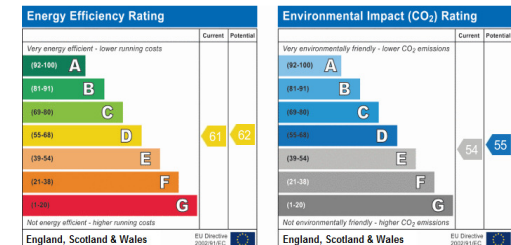
These floor plans are for information only and are not to scale. They are not intended to be used as a basis for any legal proceedings. The actual floor plan may vary from the one shown here. The area shown is an approximate area and is not intended to be used as a basis for any legal proceedings. The actual area may vary from the one shown here.



FIRST FLOOR
 APPROX. FLOOR AREA 824 SQ. FT.



SECOND FLOOR
 APPROX. FLOOR AREA 334 SQ. FT.



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