



**Elgar Road, Reading
Berkshire RG2 0BW**

Asking Price £795,000

INVESTMENT OPPORTUNITY. Offered to the market with a full HMO licence, fully occupied and with tenants in situ. This much larger than average and rare victorian terraced property with accommodation set over 4 floors is situated within RG2 and close to the M4/A329M motorways, Reading Mainline Station, Royal Berkshire Hospital and Reading town centre.

This property generates an annual income of £56,100, producing a gross yield of 7%. Given the location of the property there is the possibility to explore the student rental market, we can in addition, offer full development advice to any interested parties.



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