

74 York Road, Reading, Berkshire, RG1 8DU



£410,000 Freehold



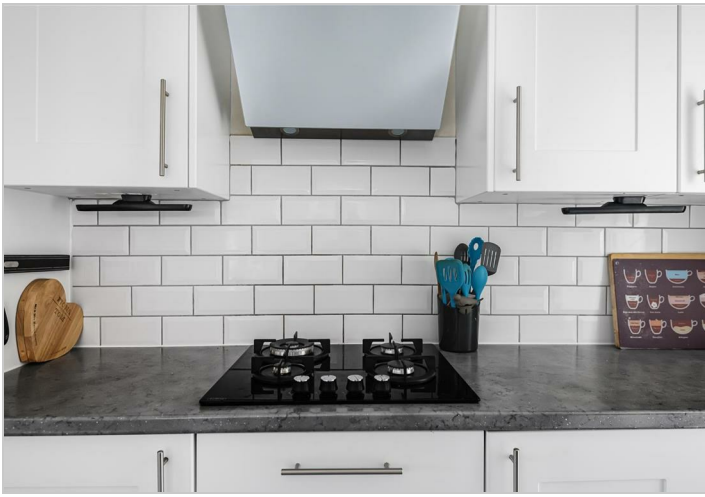
Walmsley Estate Agency are pleased to offer to market this very well presented Victorian terrace property, ideally situated within a short stroll of the River Thames, Reading, and Caversham's vibrant town centres.

The property has been extensively modernised under the current ownership. The improvements include a new roof in 2022, replacements doors, windows replaced with triple glazing in 2022, replacement kitchen and bathroom, as well as full decoration. The accommodation comprises open plan lounge/dining room, refitted kitchen with fitted hob & oven and a downstairs WC. The first floor features three separately approached bedrooms and a modern family bathroom suite with shower over bath. Externally the property benefits from an enclosed frontage with dwarf wall and gate. To the rear of the property there is an enclosed, low maintenance, southerly facing garden. Permit parking.

York Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.3 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 35 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work. Council tax band C. No onward chain. EPC rating C.

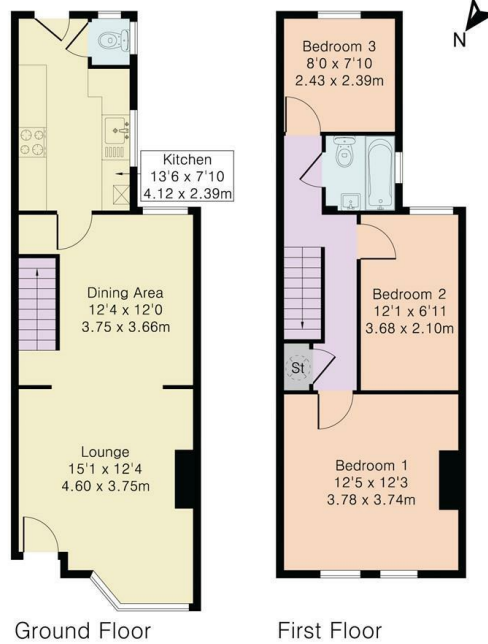


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Floor Plan

Approximate Gross Internal Area 842 sq ft – 79 sq m
 Ground Floor Area 426 sq ft – 40 sq m
 First Floor Area 416 sq ft – 39 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.