



Cumberland Road, Reading, Berkshire, RG1 3LB

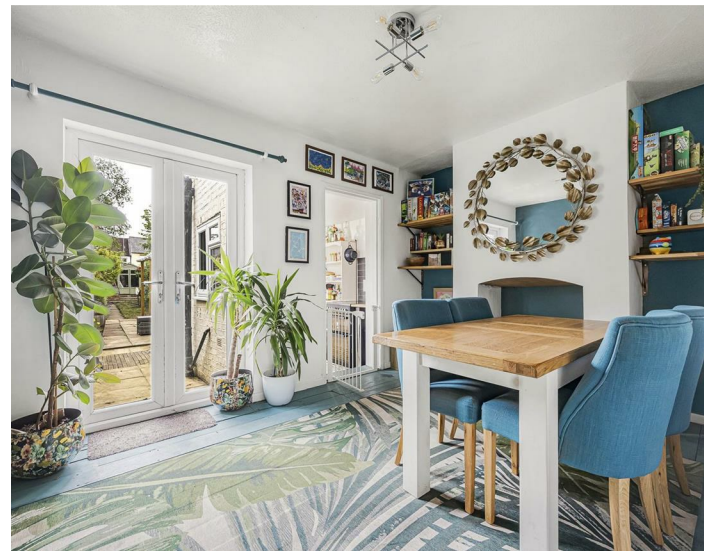
£315,000

Walmesley

## Cumberland Road, Reading, Berkshire, RG1 3LB

Walmsley Estate Agency are pleased to bring to the market this well-presented two-bedroom Victorian terrace property, located on a popular road in Reading, within walking distance of the River Kennet. The accommodation comprises a living room, separate dining room, modern kitchen, utility room, and a ground floor WC. To the first floor there are two double bedrooms and a modern bathroom. Externally, the property benefits from a good-sized, enclosed rear garden with established shrub borders. The property is conveniently located close to local amenities and bus routes, with the M4 motorway easily accessible. Reading Station is approximately 1.2 miles away, the Royal Berkshire Hospital is around 0.6 miles away, and Reading University is within 1.2 miles. Viewing is recommended. EPC Rating D. Council Tax Band B.

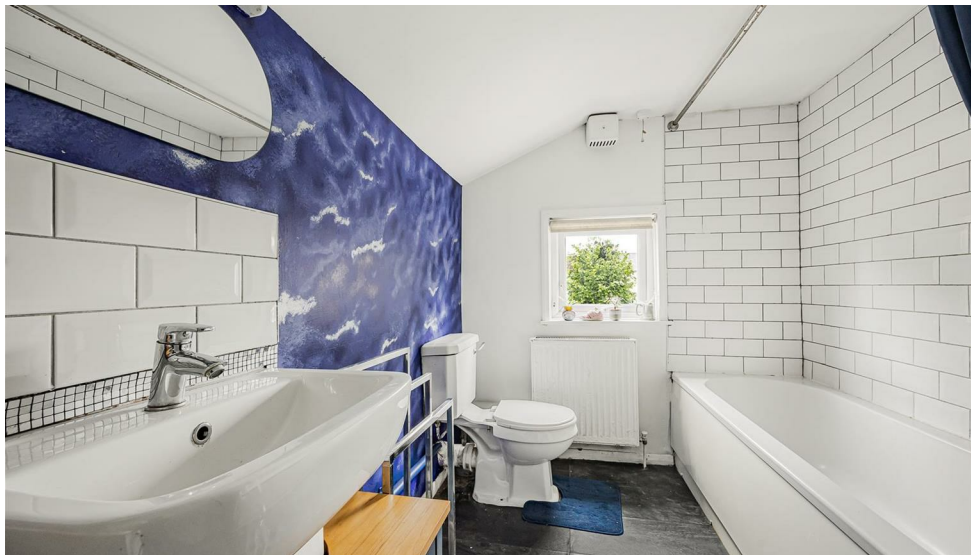
Tenure - Freehold

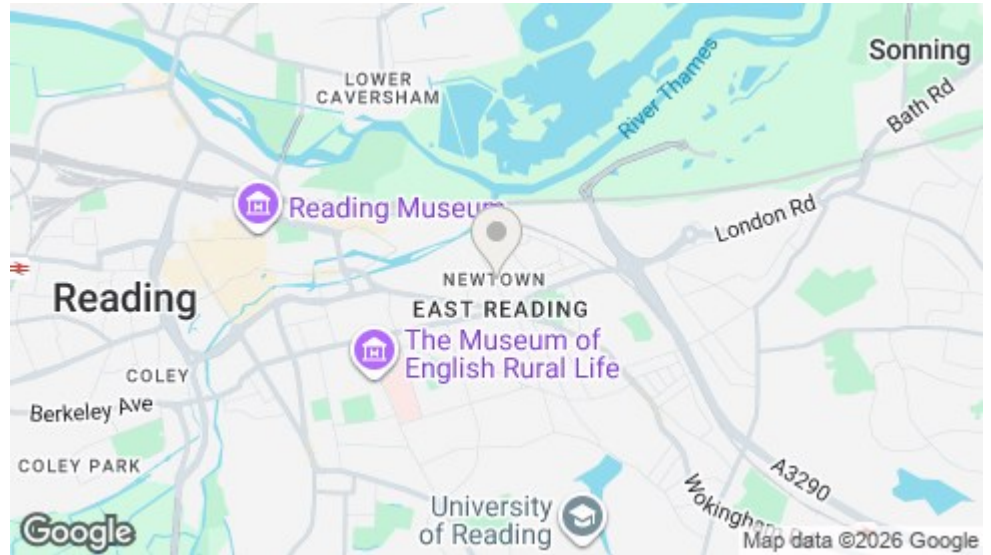




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**Approximate Gross Internal Area 805 sq ft - 75 sq m**

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 372 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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