



Mount Pleasant, Reading, , RG1 2TF

£270,000

Walmsley

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Walmsley Estate Agency are now in receipt of an offer for the sum of £240,000 for 35 Mount Pleasant.

Anyone wishing to place an offer on the property should contact Walmsley Estate Agency, 9-11 Bridge Street, Reading, Berkshire, RG4 8AA, 0118 947 0511 before exchange of contracts.

An end-of-terrace property in need of complete modernisation, conveniently located within close proximity of Reading centre and the mainline station. The accommodation comprises entrance hall, sitting room, dining room, kitchen, downstairs bathroom, two additional rooms/potential bedrooms. The first floor comprises landing, three first floor bedrooms and a separate bathroom. Externally the property benefits from courtyard garden with side pedestrian access.

**\*\*CASH BUYERS ONLY\*\*** Article 4 restrictions apply.

ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED. SOLD AS SEEN.

EPC - D

Tax Band - C

## Tenure - Freehold





- End of terrace
- No onward chain
- Close to town centre
- Three first floor bedrooms
- Council tax band C
- EPC rating D







Approximate Gross Internal Area 1588 sq ft - 148 sq m

Ground Floor Area 1085 sq ft - 101 sq m

First Floor Area 503 sq ft - 47 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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