



Northcourt Avenue, , Reading, RG2 7HA

£695,000

Walmsley

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A fine character property in a popular location close to amenities. Originally constructed as a four-bedroom detached residence, this property has been reconfigured into two self-contained maisonettes, each occupying a separate floor. It is now being offered for sale as a single unit.

Situated in a desirable location with spacious grounds and strong kerb appeal, the property is ideal for buyers seeking a substantial family home and project.

Once restored to its original configuration as a single dwelling, the accommodation would comprise an entrance hall, cloakroom, sitting room, study, dining room, kitchen, breakfast room, utility area, four bedrooms, a bathroom, and an open conservatory. The property also benefits from enclosed gardens and parking to the front. There is still plenty of scope for further enlargement subject to permissions.

Viewing recommended.

Note for investors: the current rental yield is 4.6%.

The internal photos are pre tenancy

Flat 1 EPC rating D

Flat 2 EPC rating C

Tenure - Freehold





- Attractive family home
- Super location close to amenities
- Updating required
- Large property with spacious rooms
- Generous gardens
- No chain

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  1
  4
  D

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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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