



## £300,000 Freehold

6 Thames Avenue, Reading, RG1 8DT



Walmsley Estate Agency are pleased to offer to the market this bay fronted, period terrace, requiring complete modernisation, situated on a sought avenue, within close proximity of both Caversham & Reading centres and the river Thames. The accommodation comprises entrance hall, sitting room, dining room, kitchen, cloakroom, landing and three separate bedrooms. To the rear of the property is an enclosed rear garden. EPC to follow. Council tax band C.

Agents note: Please be advised, this property is uninhabitable, and therefore in most cases is not currently mortgageable. In order to purchase this property you will need to be a cash buyer or have a commercial financial facility in place. No onward chain.

