



Melrose Avenue, Earley, Reading, RG6 7BN

£535,000

Walmsley

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This charming and generously proportioned semi-detached property is situated in a highly sought-after location, conveniently positioned Reading University, the Royal Berkshire Hospital, schools at both primary and secondary level and a good range of local amenities and excellent public transport links.

The renowned Whiteknights Campus is just a short distance away, offering expansive green spaces, parks, and the scenic Whiteknights Lake. As a central feature of the campus, the lake is surrounded by picturesque parkland, woodlands, walking paths, and public sporting facilities, making it an ideal spot for relaxation and outdoor activities.

The generous accommodation comprises, entrance hall, bay-fronted sitting room, dining room, modern kitchen/breakfast room, Cloakroom/ WC, three spacious double bedrooms, and a well-appointed family bathroom.

Externally, the property benefits from a private and enclosed rear garden, providing an ideal space for outdoor relaxation. Additionally, there is side access to the garden and residents parking. Viewing recommended.

Council Tax Band E.

EPC Rating - D

Photos taken pre tenancy

Tenure - Freehold



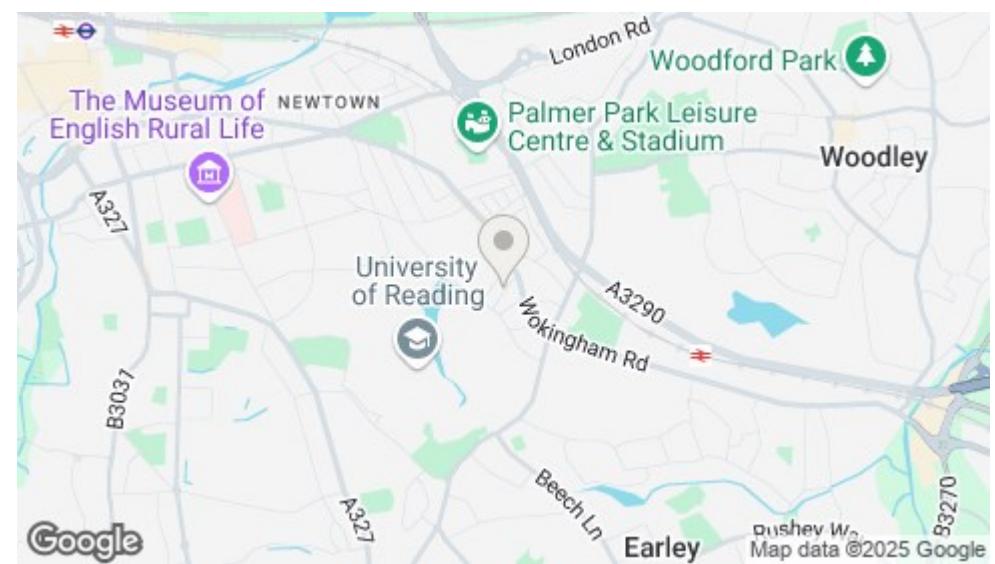


- Popular location
- Close to Whiteknights campus
- Convenient for Reading University
- Convenient for Royal Berkshire Hospital
- Spacious garden
- Some updating required (photos pre tenancy)

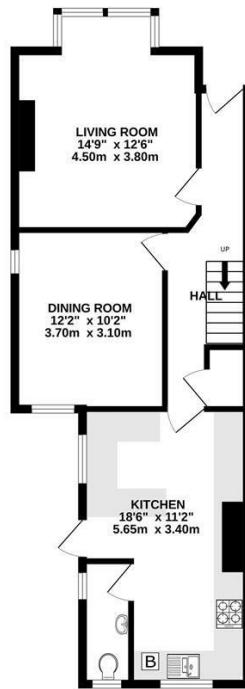


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GROUND FLOOR
587 sq ft. (54.6 sq m.) approx.



1ST FLOOR
603 sq ft. (56.0 sq m.) approx.



TOTAL FLOOR AREA: 1191 sq ft. (110.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustration purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No warranties are given. Made with Metrisys ©2022.

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