



Melrose Avenue, Earley, Reading, RG6 7BN

£535,000

Walmsley



## Melrose Avenue, Earley, Reading, RG6 7BN

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





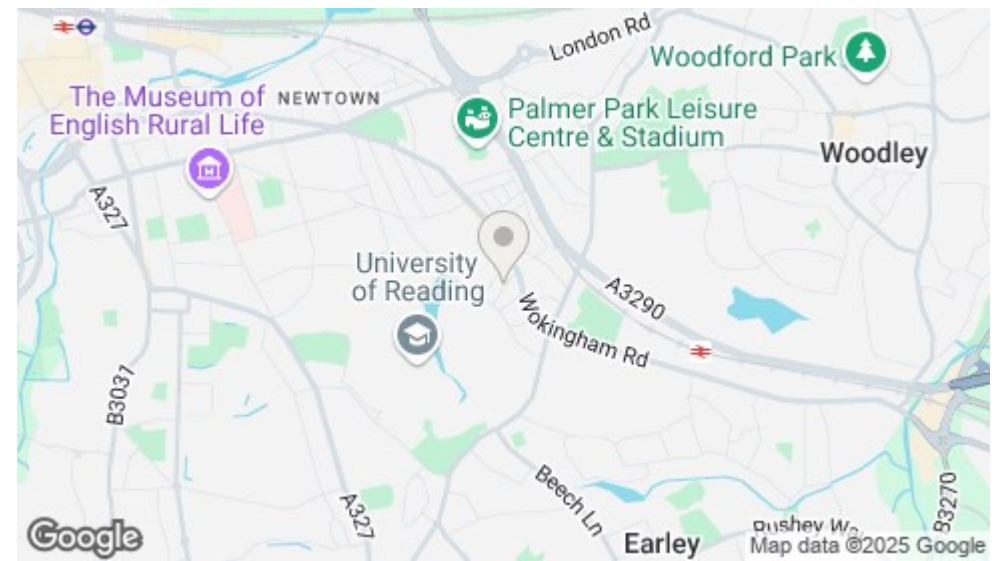
- Popular location
- Close to Whiteknights campus
- Convenient for Reading University
- Convenient for Royal Berkshire Hospital
- Spacious garden
- Some updating required (photos pre tenancy)

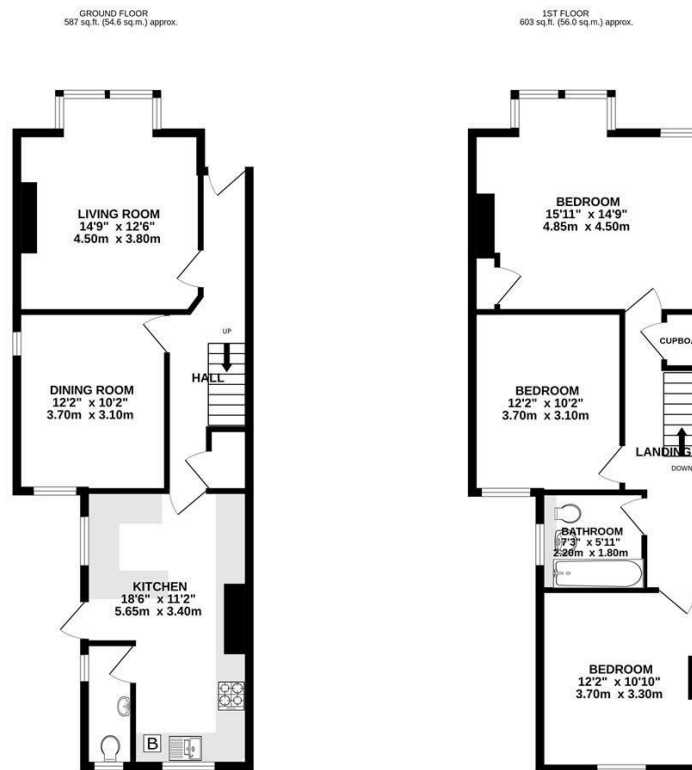
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TOTAL FLOOR AREA: 1191 sq ft. (110.6 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metriplex (2022)

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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