



Bourne Avenue, Reading, Berkshire, RG2 0DU

£440,000

Walmsley



## Bourne Avenue, Reading, Berkshire, RG2 0DU

Walmsley Estate Agency is delighted to present this attractive and extended bay-fronted semi-detached property, located in a sought-after residential area. The spacious accommodation includes an entrance hall, cloakroom, bay-fronted reception room, extended rear reception room, and an extended kitchen/breakfast room. Upstairs, you'll find a landing, three bedrooms, a WC, and a family bathroom with a freestanding shower.

Externally, the property boasts a partially enclosed frontage with driveway parking for two vehicles, a 33ft workshop/utility with side-hung doors, and a private, mature rear garden with a patio area and an additional workshop. Viewing is highly recommended. EPC rating C. Council tax band D. No onward chain.

Bourne Avenue is conveniently located within easy reach of local shops and amenities, including Reading town centre, the Oracle shopping centre, and the mainline train station.

## Tenure - Freehold





- No onward chain
- Extended accommodation
- Semi-detached
- Two reception rooms
- Three bedrooms
- Driveway parking



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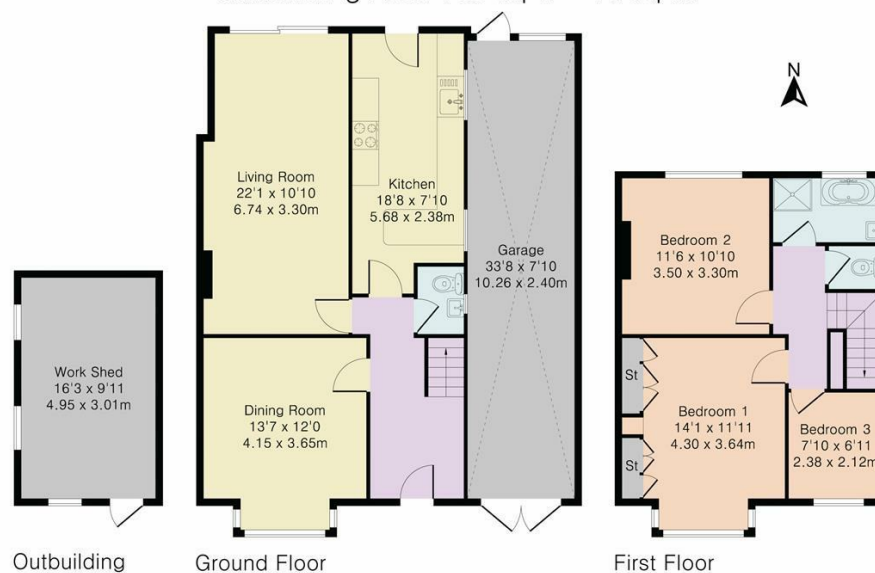


Approximate Gross Internal Area 1562 sq ft – 145 sq m

Ground Floor Area 936 sq ft – 87 sq m

First Floor Area 466 sq ft – 43 sq m

Outbuilding Area 160 sq ft – 15 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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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**Walmsley**