



Lynmouth Road, Reading, Berkshire, RG1 8DD

£405,000

Walmesley



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Walmsley Estate Agents are delighted to offer to the market this period bay-fronted end-of terrace, conveniently situated in a desirable road; within a short walk of the mainline station & the river Thames promenade.

The accommodation comprise entrance hall, living/dinning room, modern kitchen, two double bedrooms and a separately approached first floor bathroom with free-standing shower cubicle. Further benefits include gas CH and a low maintenance enclosed rear garden. Permit parking.

- \* No onward chain complications.
  - \* Council tax band C.
  - \* EPC rating D.
  - \* Photos taken prior to current tenancy.
- <https://moverly.com/sale/HYABBEy89iE8ACJ3Rj1UX/view>

### Tenure - Freehold



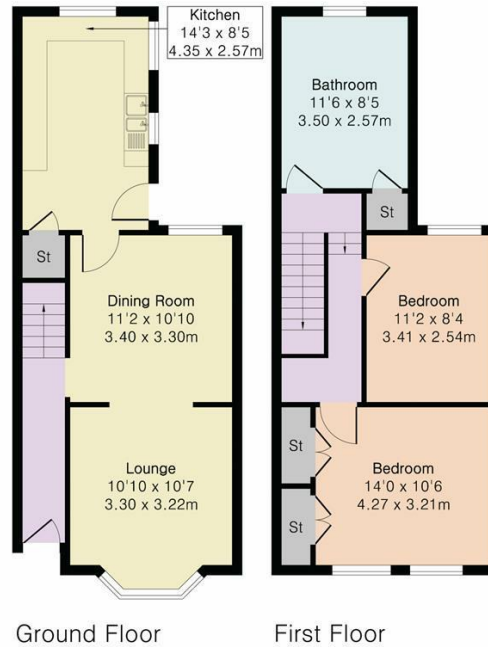
- Bay-fronted terrace
- Two bedrooms
- First floor bathroom
- Enclosed garden
- No onward chain
- Council tax band C
- EPC rating D



**Approximate Gross Internal Area 868 sq ft - 80 sq m**

Ground Floor Area 436 sq ft – 40 sq m

First Floor Area 432 sq ft – 40 sq m



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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