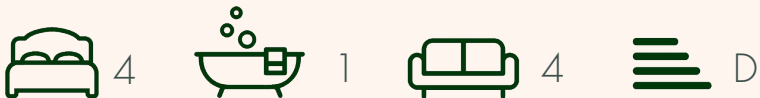




£695,000 Freehold

22 Northcourt Avenue, Reading, RG2 7HA



A fine character property in a popular location close to amenities. Originally constructed as a four-bedroom detached residence, this property has been reconfigured into two self-contained maisonettes, each occupying a separate floor. It is now being offered for sale as a single unit. Situated in a desirable location with spacious grounds and strong kerb appeal, the property is ideal for buyers seeking a substantial family home and project.

Once restored to its original configuration as a single dwelling, the accommodation would comprise an entrance hall, cloakroom, sitting room, study, dining room, kitchen, breakfast room, utility area, four bedrooms, a bathroom, and an open conservatory. The property also benefits from enclosed gardens and parking to the front. There is still plenty of scope for further enlargement subject to permissions. Viewing recommended.

Note for investors: the current rental yield is 4.6%.

Flat 1 EPC rating D
Flat 2 EPC rating C
Council tax band C

