



Mount Pleasant, Reading, Berkshire, RG1

Offers over £315,000 *Freehold*

3 2 1

Three Bedroom End of Terrace House Offered To Market With No Onward Chain Complications

Offered to the market with no onward chain, this three-bedroom end-of-terrace home occupies a highly convenient position within walking distance of Reading town centre and the mainline railway station. Offering versatile accommodation and excellent investment potential, the property may also lend itself to conversion into two self-contained flats (subject to the necessary planning permissions and building regulations), benefiting from two independent entrances.

The ground floor comprises a living room, a separate dining room which could alternatively be used as a fourth bedroom, and a spacious breakfast kitchen area providing ample space for everyday living and entertaining, further enhancing the property's versatility.

On the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Bedroom three benefits from its own independent access via a fire escape leading to a private courtyard, further enhancing the property's flexibility.

Externally, the property enjoys a low-maintenance courtyard garden and benefits from residents' street permit parking.

Situated in a sought-after central location, the property is ideally placed for Reading's extensive shopping and leisure facilities, highly regarded schools, and excellent transport links.

KEY FEATURES

- No Onward Chain
- Courtyard Garden
- End Of Terrace House
- Three Bedrooms
- Living Room & Dining Room (4th Bedroom)
- Kitchen / Breakfast Area
- Permit Street Parking
- Bathroom & Cloak Room
- Potential To Convert Into Two Self-Contained Flats (STPP), With Two Separate Staircases And Independent Access

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

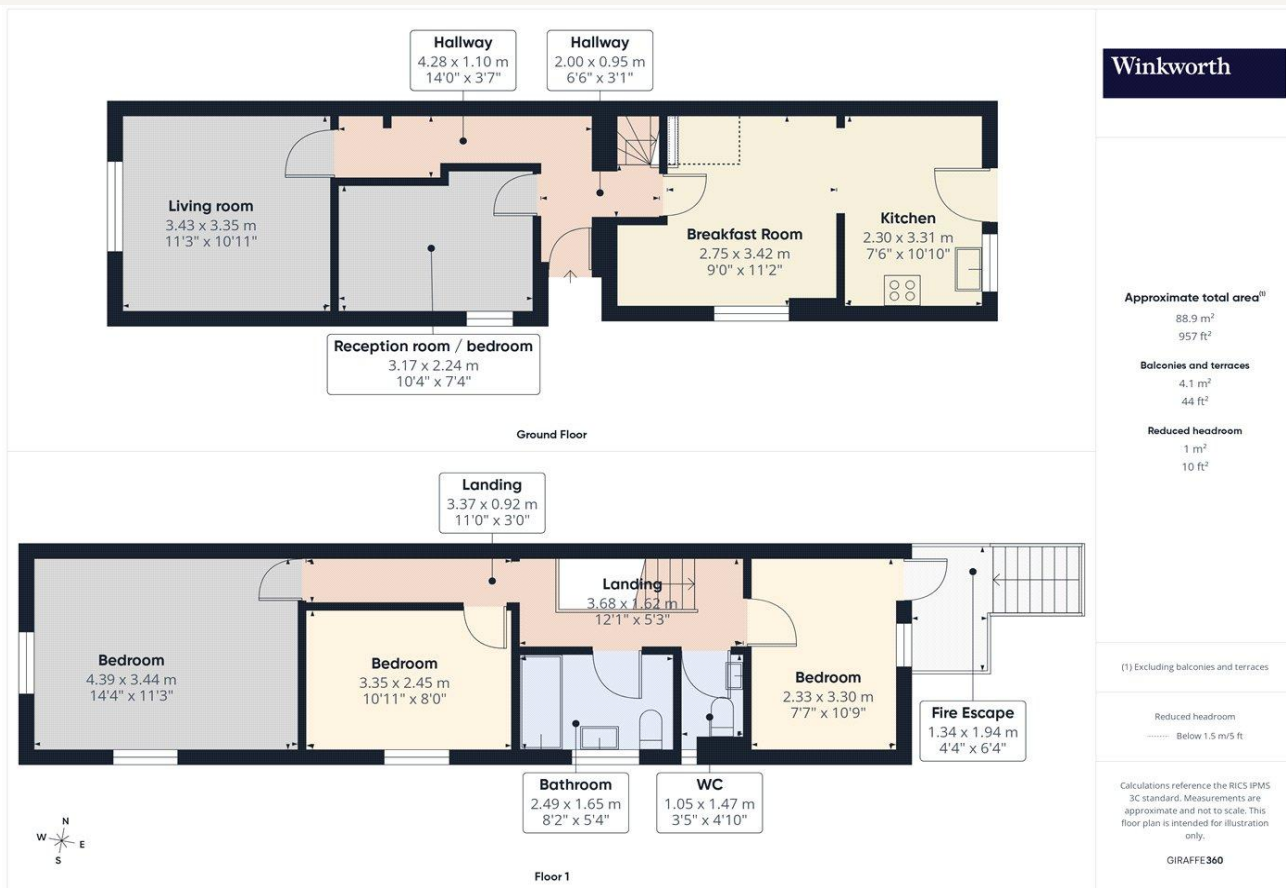
for every step...





MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260352>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.