



LESFORD ROAD, READING, BERKSHIRE RG1 6DX
OFFERS IN EXCESS OF £325,000 FREEHOLD

**GREAT OPPORTUNITY TO REFURBISH A THREE
 BEDROOM FAMILY HOME APPROXIMATELY ONE
 MILE FROM READING TOWN CENTRE**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This three-bedroom property presents a superb opportunity for first-time buyers or growing families looking to put their own stamp on a home. In need of modernisation, the property offers plenty of potential and is ideally located just one mile from Reading Town Centre, with excellent access to local amenities, schools, and transport links.

The ground floor features a spacious open-plan lounge/dining area, a fitted kitchen, and a separate laundry/storage room with its own entrance—offering great scope for reconfiguration or future development. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate WC.

To the rear, the property benefits from a generous private garden—ideal for outdoor entertaining or family activities.

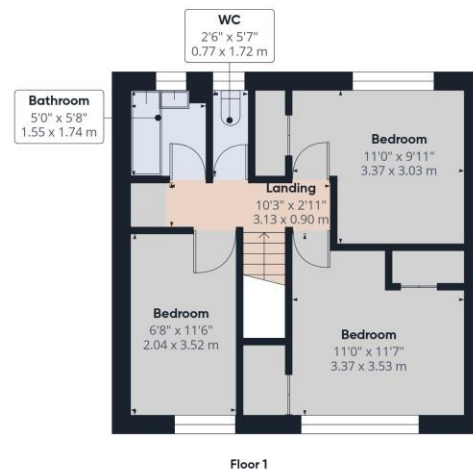
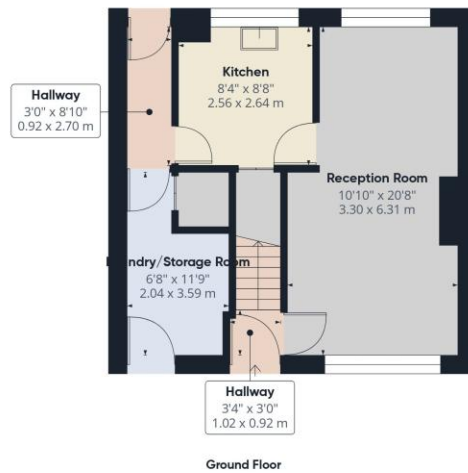
Offered to the market with no onward chain, this is a rare chance to create a truly special home in a sought-after location.

AT A GLANCE

- Renovation Opportunity
- Three Bedroom Terrace Home
- Approximately 1 Mile from Reading Town Centre
- Private Rear Garden
- First Floor Bathroom and Separate Toilet
- Laundry/Storage Space With Potential to Re-configure







Winkworth

Approximate total area⁽ⁿ⁾
832 ft²
77.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: C

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.co.uk

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.