



**PARKSIDE ROAD, BERKSHIRE, RG30**  
**OFFERS IN EXCESS OF £585,000 FREEHOLD**

**A CONTEMPORARY 3 STOREY SEMI-DETACHED HOME IN A DESIRABLE TREE LINED ROAD A MILE FROM READING TOWN CENTRE CURRENTLY OPERATING AS A LICENSED HMO GENERATING OVER £40,000 RENTAL INCOME**

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## DESCRIPTION:

Currently set up as a fully let 6 bedroom licensed HMO generating in excess of £40,000 a year rental income is this contemporary five bedroom semi-detached house built by Bewley Homes in 2004. Located in West Reading's premier road just a mile from Reading Town Centre the property will make an excellent turn-key investment or can be easily converted back into a lovely substantial family home. Accommodation is set over 3 floors and includes, a large kitchen/diner opening onto a landscaped rear garden, a lounge/bedroom, utility room and shower room on the ground floor. There are three bedrooms on the first floor, all with built in wardrobes and one with an en-suite shower and a further family bathroom. On the top floor the living accommodation is completed with two further bedrooms both with en-suite shower rooms and built in wardrobes. The property further benefits from driveway parking for 3 cars and is for sale with no chain complications. The property is conveniently located in a tree lined road a short walk to Prospect Park with excellent transport links (regular bus services and junctions 11 and 12 of the M4 are easily accessible) and local amenities and schools close by.

## AT A GLANCE

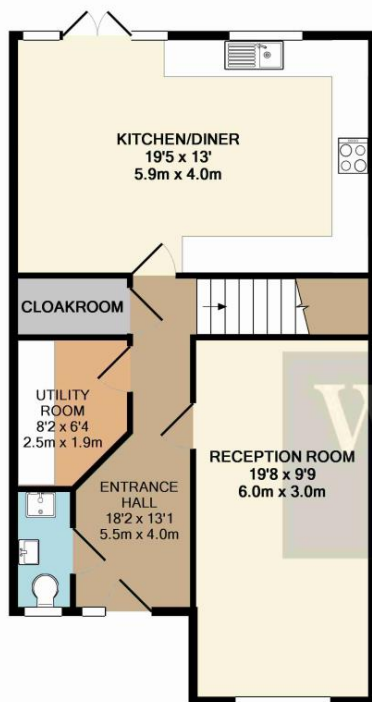
- Turnkey Investment or Family Home
- 5 Bedroom Contemporary Family Home
- Or 6 Bedroom Licensed HMO
- Fully Occupied Generating over £40,000 Annual Rental Income 6.5% + Rental Yield
- Accommodation Set Over 3 Floors
- 3 en-suite Bathrooms
- Off Road Parking for Several Cars
- Excellent Location in West Reading's Premier Tree Lined Road
- 1 mile from Reading Town Centre



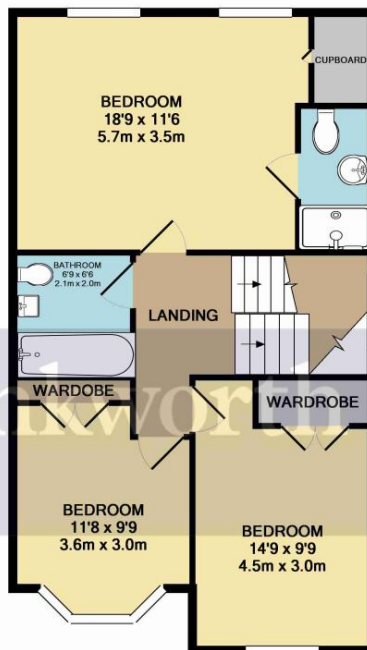




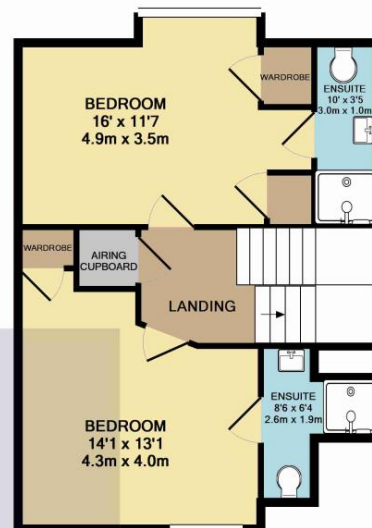




GROUND FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1794 SQ.FT. (166.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C		78	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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