

ADDINGTON ROAD, READING, BERKSHIRE, RG1
GUIDE PRICE £325,000 FREEHOLD

INVESTMENT OR REFURBISHMENT OPPORTUNITY - 5 BEDROOM HMO OR 3 BEDROOM HOME IN THIS POPULAR LOCATION

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



for every step...



DESCRIPTION:

An excellent investment opportunity to purchase this HMO (House of Multiple Occupancy) consisting of five bedsits set over three floors. Set in this popular location a short walk to the Royal Berkshire Hospital, Reading University, Reading Town Centre and the Train Station the property is perfectly situated for rental investment. Each room has its own kitchen facilities and there is a shared bathroom on the first floor. Four of the five rooms are currently let achieving a monthly rental of £1785 with the fifth room set to achieve £500 a month giving a rental yield in excess of 8%. There is further opportunity to add value and increase the rental yield with some work or to turn the house back into a family home. This ready-made investment in this great location, with potential to improve will suit an astute investor and can be purchased as a going concern generating rental income or offer someone potential to create a lovely family home.

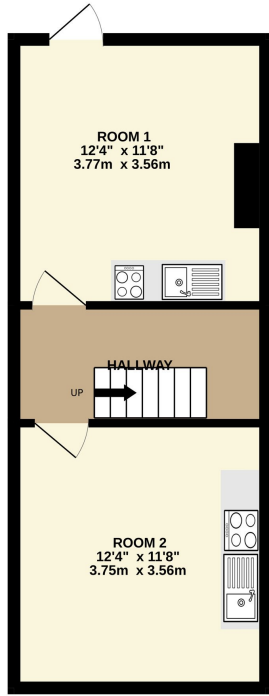
AT A GLANCE

- Investment or Refurbishment Opportunity
- Currently Configured at 5 Bedsits
- All with Kitchen Facilities
- First Floor Bathroom
- 4 of 5 Rooms Currently Let
- Potential 8% plus Rental Yield

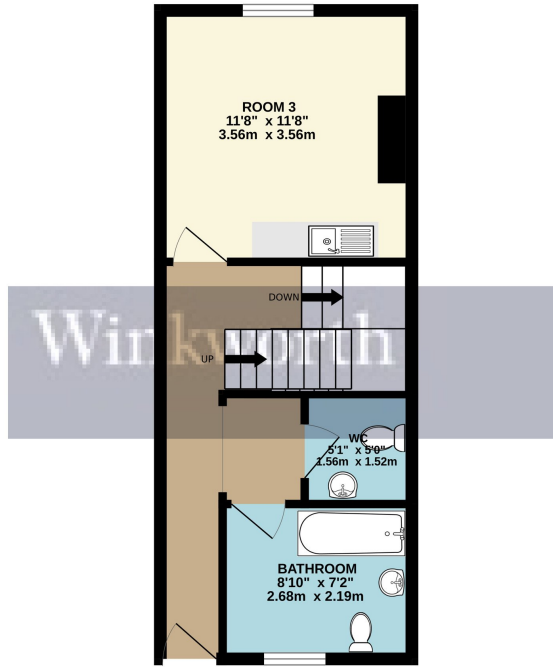




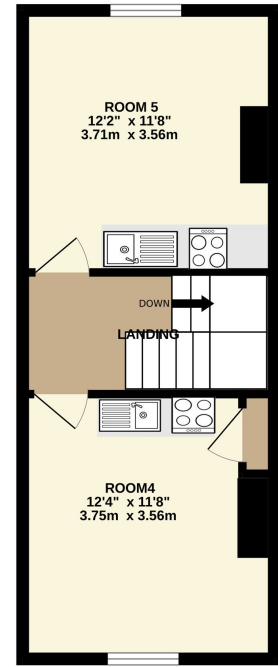
LOWER GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



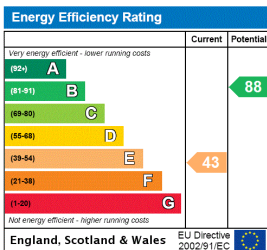
1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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