



CHATHAM STREET, READING, RG1 7HT

£400,000



CASH BUYERS ONLY

Terraced House

Split Into 3 Flats

Central Location

Partially Double Glazed

Four Bedrooms

One Reception

Front Garden - Change To Off Road Parking

Large Detached Garage

Three Bathrooms



Bedroom Four



Feature



Large Garage



Large Garage



Bedroom Three



Bedroom One



Bedroom Two



Kitchen Three



Kitchen Two



Kitchen



Bathroom One



Bathroom Three



Front



Front



Front Garden

THE PROPERTY

CALING CASH BUYERS! Centrally located property already converted into three flats but without planning consent or leases. Internally a full program of modernisation is required however this property is centrally located and has much period charm still intact. To the front the large garden needs attention to create off road parking. To the rear there is a large detached garage which may be suitable for conversion to other uses such as commercial (STC). Whilst substantial works are needed there is a great opportunity to add significant value here
- BOOK ONLINE 24/7!!

FLAT ONE

Flat One - Duplex arranged over ground and lower ground floors, 2 bedrooms, living room, kitchen and bathroom - this flat may possibly be subdivided into 2 studios:
Reception 14'11" x 11'9"
Window to front, two ceiling lights, two wall lights and radiator.
Kitchen 11'0" x 9'7"
Range of floor and wall mounted units with recent gas combi boiler, stainless steel sink and drainer, double glazed window to garden and ceiling light.
Bedroom One 12'0" x 11'10"
Double glazed window to front, radiator and ceiling light.
Bedroom Two 11'3" max x 9'11" max
Double glazed window to garden, radiator and ceiling light.
Bathroom 8'7" x 5'6"
Panel enclosed bath, low flush WC, pedestal wash hand basin, double glazed window to garden, ceiling light, part tiled walls and floor.

FLAT TWO

Flat Two - arranged as a studio on the first floor.
Living/Bedroom area: 15'7" x 12'6"
Two double glazed windows to front, feature fireplace, two ceiling lights, built in storage and electric storage heater.
Kitchen: 10'2" x 6'10"
Range of floor and wall mounted kitchen units with stainless steel sink and drainer, electric hob and oven, space for washing machine and fridge/freezer.
Showeroom: Panel enclosed shower, low flush WC, pedestal wash hand basin, double glazed window to garden and ceiling light.

FLAT THREE

Flat Three - arranged as a studio on the second floor
Living/Bedroom: 15'7" x 12'6"
Two double glazed windows to front, electric heater and ceiling light.
Kitchen: 10'2" x 6'0"
Range of floor and wall mounted units with stainless steel sink and drainer, cooker, washing machine and double glazed window to garden.
Showeroom: 6'0" x 5'2"
Panel enclosed shower, wash hand basin, part tiled walls and floor, ceiling light. Separate WC with low flush WC and wall mounted wash hand basin and ceiling light.

FRONT GARDEN

A large space ideal for conversion to off road parking for several cars and a bike store.

REAR GARDEN

Only accessed via the ground floor flat, with storage and access to the large garage.

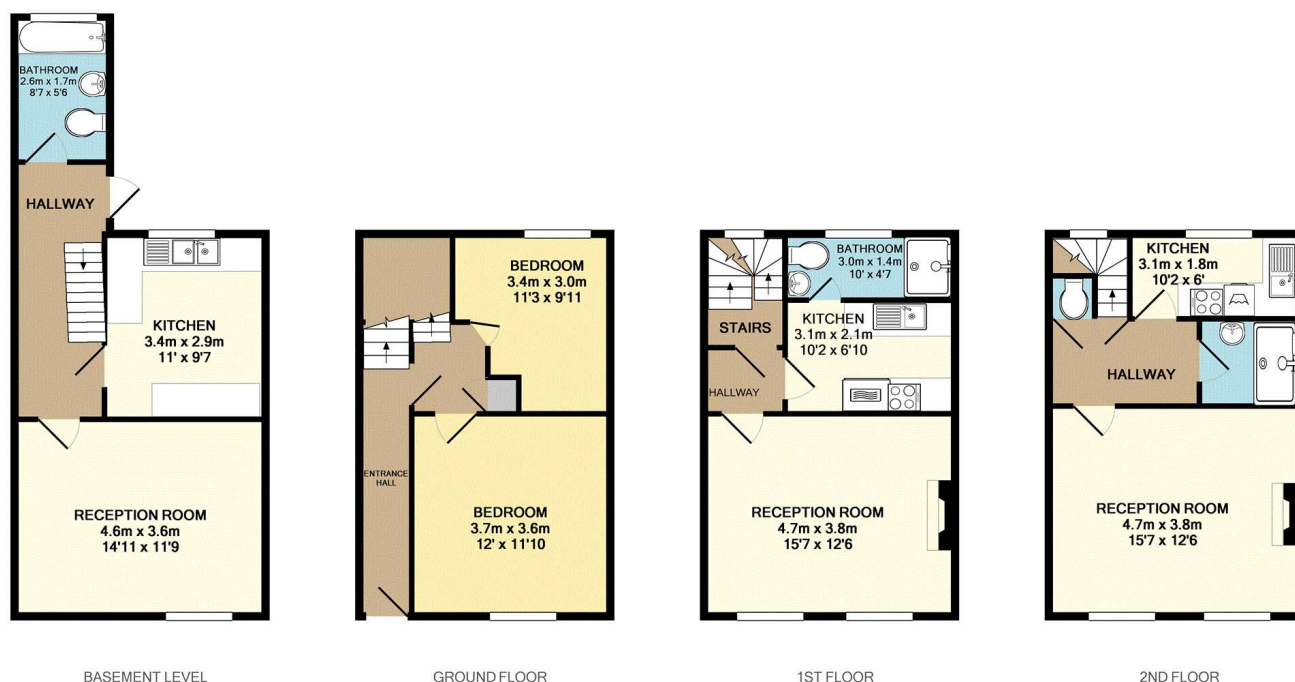
LARGE GARAGE

22'9" x 14'10"

A large garage with full width doors to rear access road, door and window to garden. This area may be suitable for a change of use (STC).

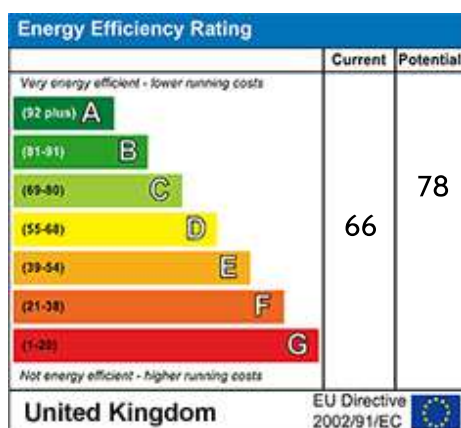
FLOOR PLAN

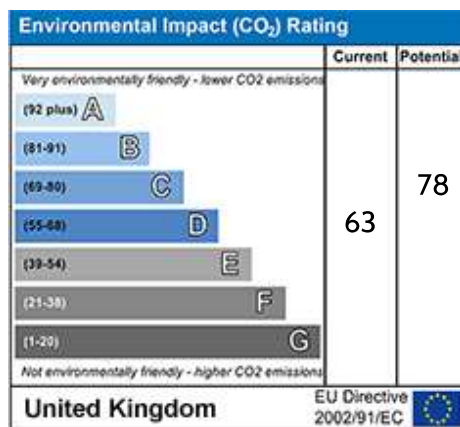
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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We have been advised by the seller that the tenure of this property is Freehold

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