HASLAMS Sales

Norfolk Road

£425,000

Reading, RG30 2EE

5 2 2 D

INVESTORS ONLY - An investment opportunity to acquire this fully licensed HMO situated west of Reading town centre, offering easy access to Reading West/mainline station, local shops, and amenities. The property benefits from 5 bedrooms, a communal room, study, 2 showers, and a bathroom. The current landlord has been achieving an average gross rental of £3,750 PCM with a strong rental history.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Investment opportunity
- 5 bedroom HMO property
- Average gross rental of £3,750 PCM
- 10%+ gross yield
- 2 shower rooms & bathroom
- Close to transport links and local convenience

Council tax band C

Council- Reading

Additional information:
Parking
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

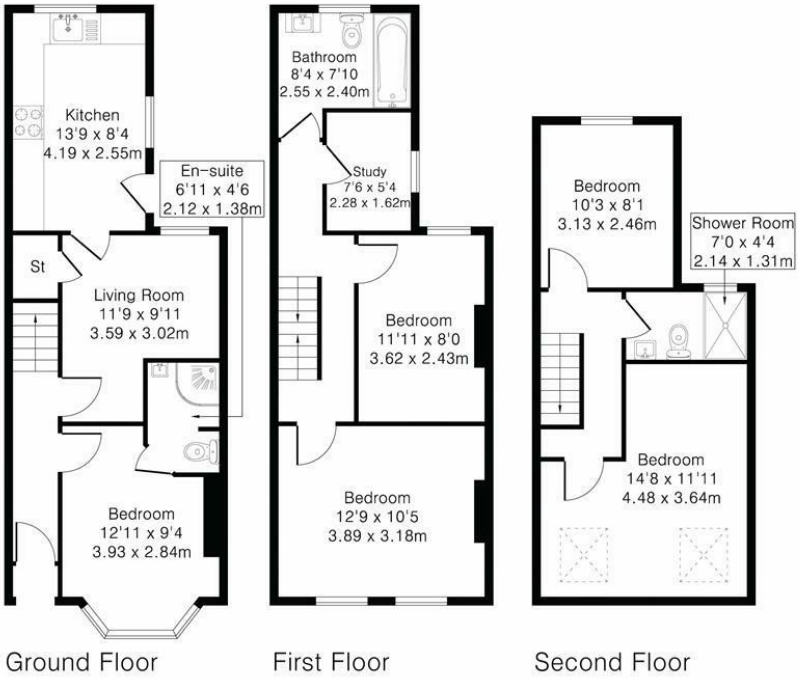
Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1181 sq ft - 110 sq m

Ground Floor Area 427 sq ft – 40 sq m
First Floor Area 415 sq ft – 39 sq m
Second Floor Area 339 sq ft – 31 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Certified Property Measurer

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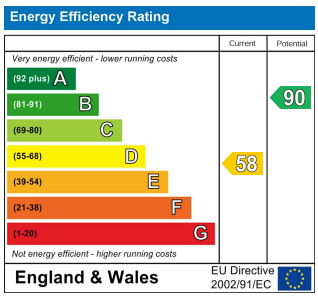

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