

Catherine Street

£400,000

HASLAMS
Sales

Reading, RG30 1DN



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Offered to the market is this well-presented five-bedroom licensed HMO, located in the ever-popular West Reading area. Currently achieving up to £3,500 per calendar month when fully let, this property presents an excellent opportunity for investors seeking a strong, reliable return with minimal ongoing work required.

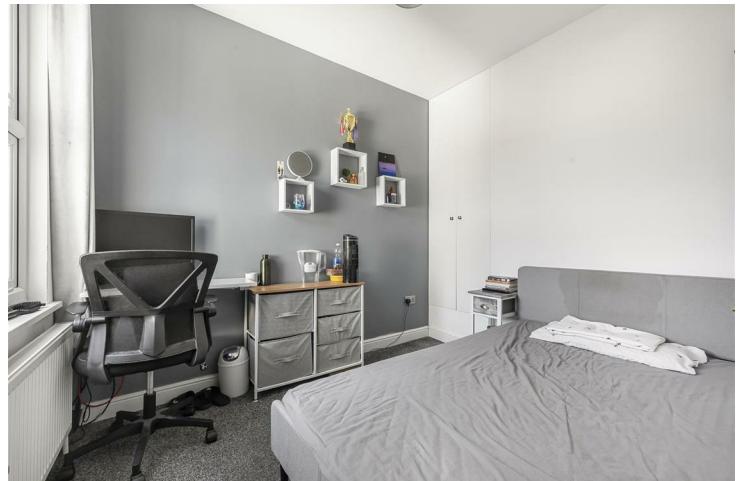
The accommodation comprises five well-proportioned bedrooms, three of which benefit from modern en-suite shower rooms, alongside a further shared shower room. A communal kitchen provides practical shared living space, while to the rear, a low-maintenance private garden with patio area adds valuable outdoor amenity for tenants.

Ideally situated within walking distance of Reading West Station, the property also offers convenient access to several retail parks, independent eateries, and the vibrant Reading town centre, making it highly attractive to professional tenants and students alike.

This is a turnkey investment in a high-demand rental location, with proven income performance. Early viewing is highly recommended.

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

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- Investment opportunity
- 5 Bedroom HMO
- Currently achieving £3500 pcm
- 3 Ensuite Showers and 1 communal shower
- Low maintenance patio garden
- Kitchen breakfast room





Council tax band C

Council- RBC

Additional information:

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):

Standard – Cable

Mobile phone coverage

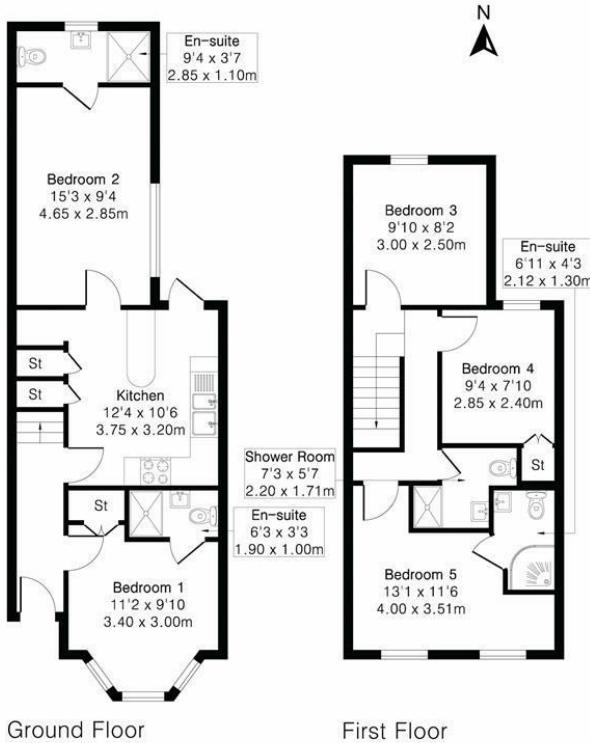
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 957 sq ft - 89 sq m

Ground Floor Area 526 sq ft - 49 sq m

First Floor Area 431 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.