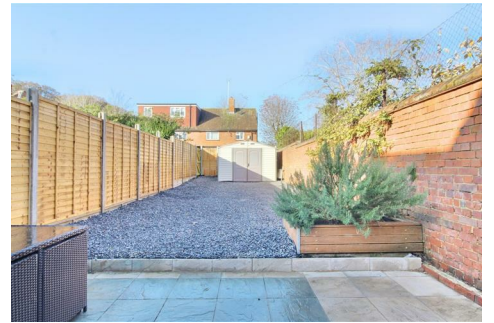




**Wilson Road
, Reading, Berkshire RG30 2RW**

Guide Price £400,000

GUIDE PRICE OF £400,000 TO £450,000. IDEAL RENTAL INVESTMENT WITH A 11.4% YIELD AND RENT OF £3,800 PCM. RATED A EPC WITH SOLAR PANELS: Set within this quite area of West Reading with easy access to the station and local amenities is this well appointed end of terrace five double bedroom HMO with four stylish shower rooms. All rooms are furnished to a high standard with good quality fittings. There is a modern fitted kitchen and communal dining area. To the rear there is a good sized garden, patio and storage shed.

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- Chain free
- Five double bedrooms
- Modern fitted kitchen
- Large garden with a patio area and large storage shed
- Council tax band C
- HMO with tenants in place with a 11.4% Yield
- Four stylish bathroom (three en suite)
- Communal dining area
- Easy access to local amenities and transport
- A rated EPC with solar panels

Hallway

A good sized hallway with a storage cupboard housing the Solar Panel Battery storage, stairs to the first floor and doors to:

Bedroom four

11'11 x 11'4 (3.63m x 3.45m)



A bay fronted room with fitted units, desk and door to en-suite

En suite

7'3 x 3'1 (2.21m x 0.94m)

A modern shower room comprising of a shower, WC, sink, extractor and a heated towel rail.

Bedroom five

9'8 x 8'8 (2.95m x 2.64m)



A good sized room with a window the garden, fitted wardrobes, desk and a shared bathroom

Shower room

5'8 x 5'0 (1.73m x 1.52m)



A modern shower comprising of a shower, WC, wash hand basin, sink and window to the side.

Dining area

9'0 x 8'2 (2.74m x 2.49m)



A light and airy communal area with seating, storage, window to the side and open to the modern kitchen.

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Kitchen area

10'8 x 9'0 (3.25m x 2.74m)



A modern kitchen with ample wall and base units, two integrated fridge/freezers, oven, hob, extractor. Free standing washing machine and dryer. Doors to the garden.

First floor landing

Carpeted, loft access and doors to:

Bedroom three

12'4 x 9'0 (3.76m x 2.74m)



Offering views to the rear is this god sized room, fitted wardrobe and a desk.

Bedroom two

9'8 x 8'8 (2.95m x 2.64m)



Offering views to the rear is this god sized room, fitted wardrobe and a desk. Door to the en suite

En suite



A modern shower room comprising of a shower, WC, sink, extractor and a heated towel rail.

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Bedroom one

11'8 x 10'8 (3.56m x 3.25m)



Offering views to the front is this good sized room, fitted wardrobe and a desk. Door to the en suite

En suite



A modern shower room comprising of a shower, WC, sink, extractor and a heated towel rail.

Services

Water. Mains

Drainage. Mains

Electricity. Mains & Solar panels

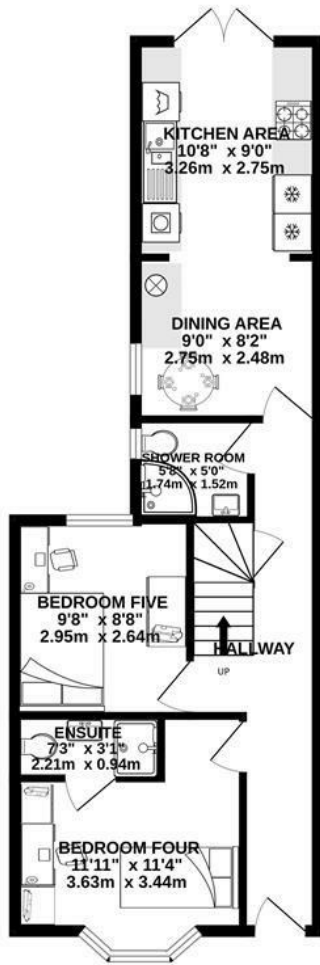
Heating. Gas

Garden

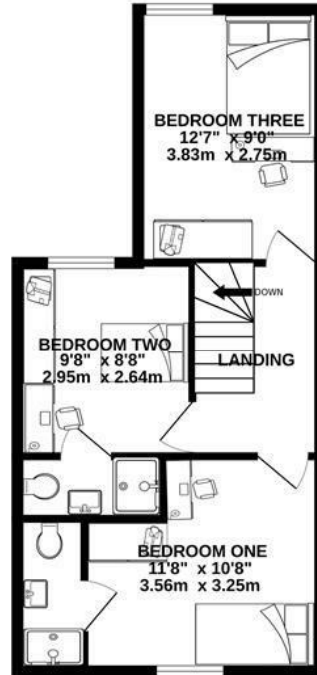


A good sized garden with a pave patio, seating area and a large shed to the rear.

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

