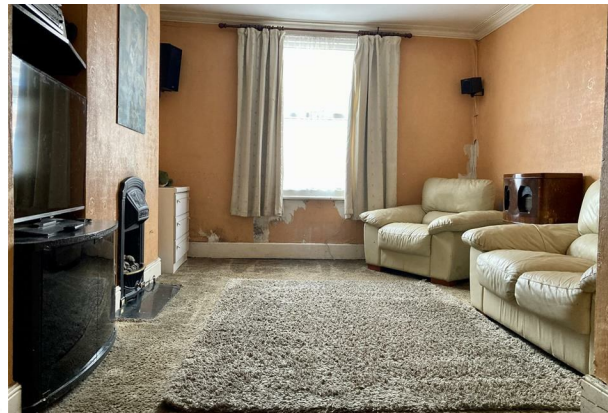




36 Bedford Road  
Reading, RG1 7HS

Asking price £275,000 Freehold



[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 36 Bedford Road

BASEMENT  
212 sq.ft. (19.7 sq.m.) approx.

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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.  
Made with Metropix ©2022

## DESCRIPTION:

VP - Presented to the market is this three-bedroom terrace house that will require modernization throughout. The current photos have been provided by the seller.

The property comprises entrance hallway, living/dining room, kitchen, two bedrooms on the top floor and a separate bathroom suite. The basement room can be used as a bedroom or reception room.

The rear garden is circa 50ft in depth.

Council tax band B (Reading)

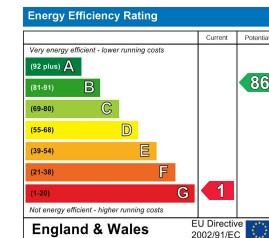
## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- CLOSE TO READING TOWN CENTRE

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk



Get Social



92 School Road  
Reading  
RG31 5AU