

LANSLEY



EPC: D

- Three Bedrooms
- Investment Opportunity
- Close to Town Centre
- Character Features

61 Pell Street, Reading, RG1 2NY

£450,000

Lansley - Offered for sale with no onward chain complications and situated within walking distance of Reading town centre is this three storey mid terraced home. The property would make an ideal family home or investment purchase with internal accommodation comprising lounge/diner, kitchen/breakfast room, large four piece bathroom and three double bedrooms. There is further opportunity to apply for a HMO licence with the possibility of achieving up to five lettable rooms. Externally the property benefits from an enclosed rear garden.



Total Area: 115.9 m² ... 1247 ft²

All measurements are approximate and for display purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements