



**DE BEAUVOIR ROAD, BERKSHIRE, RG1  
OFFERS IN EXCESS OF £210,000 FREEHOLD**

**A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB ONE  
BEDROOM STARTER HOME SITUATED IN THIS CONVENIENT  
LOCATION CLOSE TO READING TOWN CENTRE & LOCAL  
AMENITIES**

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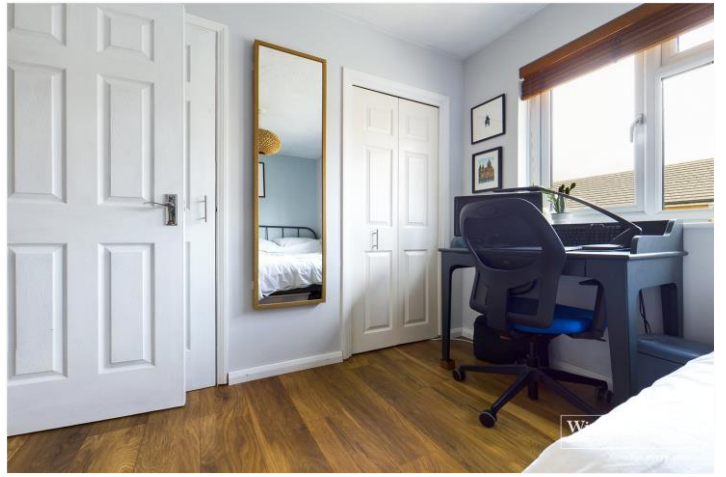
## DESCRIPTION:

This well presented one bedroom cluster home would make an excellent first time purchase or investment buy with a rental yield of 6.7%. Conveniently located close to transport links, including bus links, the A329(M) and an easy walk into the Town Centre. Local shops, cafes and bars are all close by as well as Palmer Park with it's cafe, athletics stadium, gym and velodrome. On the ground floor there is a lounge which opens into a modern fitted kitchen that was replaced in 2017 with built in oven and induction hob, a dining area/recess and some under stairs storage. On the first floor there is a double bedroom with built in wardrobes and a bathroom. This lovely home comes complete with an allocated parking space to the rear and the added benefit of a visitors permit allowing guests to park in the private road to the rear.

## AT A GLANCE

- One Bedroom Starter Home
- Modern Fitted Kitchen/Diner Replaced in 2017
- Double Bedroom With Built in Wardrobes
- First Floor Bathroom
- Allocated Off Road Parking & Visitors Parking
- Convenient Location Close to Transport & Shops
- Superb First Time Buy Or Investment Purchase
- £300 per Annum Estate Fee
- Council Tax Band B





GROUND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.

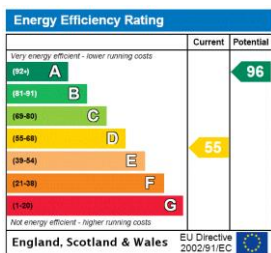
1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Service Charge:** £300 per annum

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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