



This 3-bedroom property offers the new owners a blank canvas to make it a modern home perfect for first time buyers or investors. The location is ideal walking distance to the university and 15-minutes to central Reading by bus.

Hexham Road, Reading, RG2 7UG

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Discover the untapped potential of this property, providing a blank canvas for the new homeowner to create a modern living space. The large downstairs living room offers the opportunity to extend into the garden, allowing the creation of additional living areas and a potential reconfiguration of the layout. There is also a good sized kitchen and convenient downstairs w/c.

Upstairs reveals two spacious double bedrooms, a charming single bedroom, and family bathroom. The property features a manageable private rear garden and a front garden area, with off-street parking at the rear and additional on-street parking available at the front.

Viewing is highly recommended to see what the potential the property has.

Key Features

- Downstairs living room with scope to extend.
- Good-sized kitchen and downstairs w/c
- Two large double bedrooms, good sized single room
- Manageable private rear garden and front garden area
- Rear off-street parking and on-street parking available
- Close proximity to local amenities on Northumberland Avenue
- 5-minute walk to Reading Girls School & The Palmer Academy
- Less than a mile to Reading University and Royal Berks Hospital
- Nearby green spaces include Cintra Park & the Whiteknights campus



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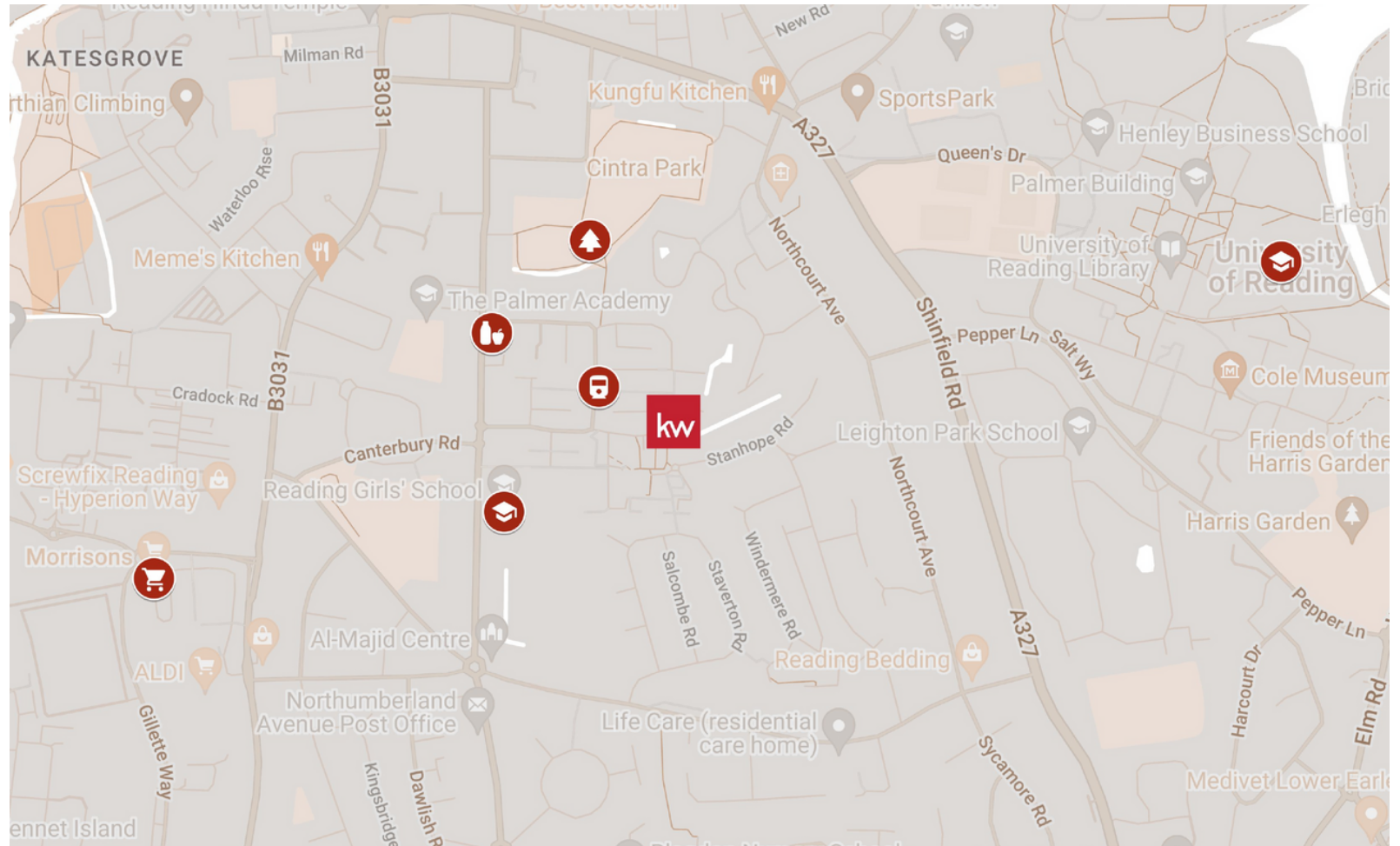


Property Location

kw 67 Hexham Road

Points of Interest

-  University of Reading
-  Royal Berkshire Hospital
-  Reading Girls' School
-  Cintra Park, Playground
-  Local Supermarket
-  Morrisons
-  Bus Stop



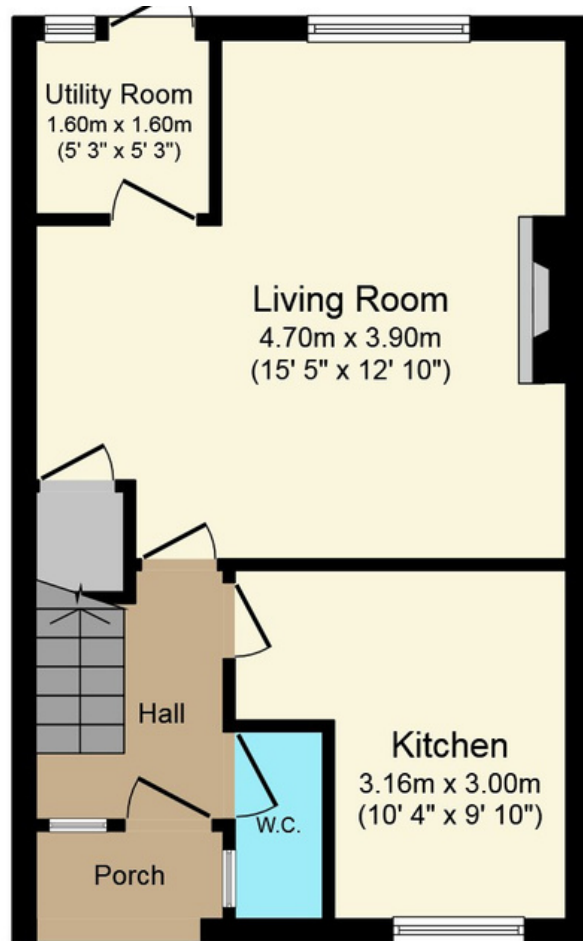
Situated just 400 meters away on Northumberland Avenue, local amenities encompass a supermarket, restaurants, and barbers. Larger retail parks and supermarkets are conveniently located within a mile of the property.

Benefit from easy access to public transport with the Emerald 5 bus stop located within meters, providing a quick 15-minute commute into Reading. Additionally, Reading Station is a mere 22 minutes away by train, offering swift connections to Paddington. Positioned in South Reading, the property is conveniently within a 10-minute drive from junction 11 of the M4, Green Park, Reading Football Stadium, and Shinfield Studios.

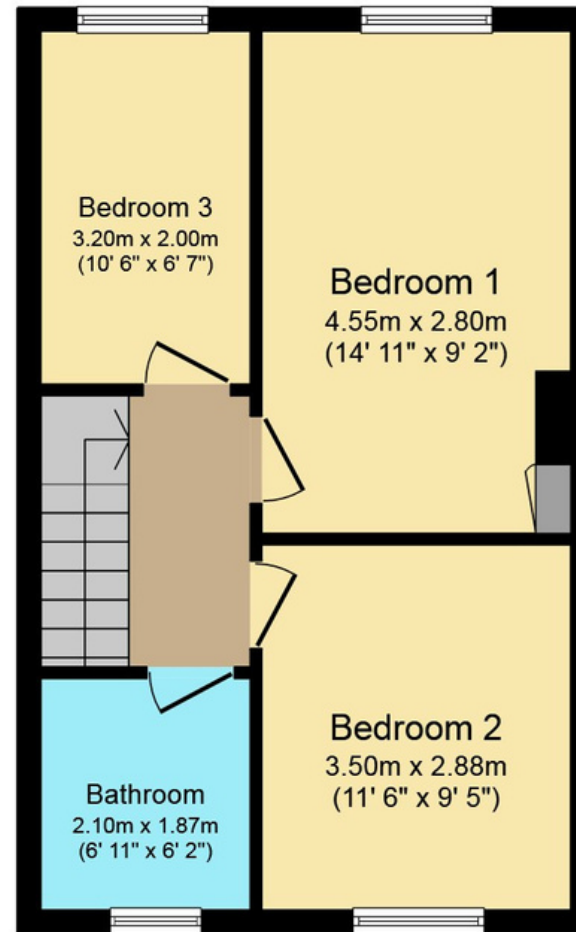
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Ground Floor



First Floor

Total floor area 76.4 sq.m. (823 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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