



Bespoke
E S T A T E A G E N T S

The Cottage, 28 Argyle Street
In Excess of £200,000



The Cottage

28 Argyle Street, Reading

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Freehold one-bedroom cottage
- No onward chain – move in with ease
- Bright open-plan living and kitchen area
- Allocated off-road parking space
- Convenient between Tilehurst & Oxford Road
- Peaceful communal patio & garden area
- Great investment or buy-to-let opportunity
- Bathroom with full-size bath & overhead shower
- Private front door in a pleasant courtyard setting
- Walking distance to shops, buses & town centre

Living Room

9' 2" x 13' 3" (2.79m x 4.04m)

Front aspect via twin picture double glazed windows, overlooking the courtyard to the front of the property, open plan onto kitchen, radiator, access to inner hall.

Kitchen

5' 9" x 7' 2" (1.74m x 2.19m)

A range of eye and base units with work tops over, inset sink unit, built in oven and hob, space and plumbing for washing machine, wall mounted boiler for central heating.

Inner Hall

Built in under stairs storage cupboard, door to bathroom, stairs to first floor landing.

Bathroom

5' 4" x 5' 7" (1.62m x 1.70m)

A modern fitted white suite with enclosed bath, mixer taps and shower attachment over, wash hand basin, tiled splash backs, W.C. towel rail.

Landing

Feature window to front, door to bedroom.

Bedroom

9' 2" x 11' 8" (2.80m x 3.55m)

Front aspect via double glazed window, built in wardrobe, radiator.





GARDEN

Communal garden mainly laid to lawn, leads onto communal patio area. There is also a brick built communal shed.

ALLOCATED PARKING

1 Parking Space

Located directly to the front of the property.



