



**Bespoke**  
ESTATE AGENTS

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.



