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173 OXFORD ROAD, READING, BERKSHIRE, RG1 7UZ



- **Grade II Listed**
- **Investment Opportunity**
- **Potential Garden Plot STRPP**
- **Reading Town Centre**
- **Character Charm**
- **EPC Exempt**

Asking Price £650,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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## PROPERTY DESCRIPTION

An imposing Grade II Listed townhouse situated on the west edge of Reading town centre a 0.8 mile walk of the mainline train station. The property is set over 4 floors, with approx 2900 sqft of accommodation and rear vehicle access. Ideal investment/development STRPP. EPC Except.

## LOCAL INFORMATION

Located to the west of the town centre, West Reading covers the three main roads leading into Reading - Bath Road, Tilehurst Road and the Oxford Road. There are some prominent schools in the area such as Wilson Road Primary School & St Edward's Prep School. The Oxford Road is a vibrant area and has a huge diversity of shops and restaurants. Transport links include Reading West train station, newly refurbished in 2023 with trains to Newbury and London and key bus routes helping you access all areas of Reading. It is certainly an area that is popular amongst families and the business professional. There are some excellent outside spaces such as Prospect Park which is a lovely area for the family.

## ACCOMMODATION

The property has many original features including high ceilings, marble fireplaces, cast iron fireplaces, box shutters windows. Comprising an entrance hall, sitting room, dining room, 4 generous double bedrooms, potential bathroom with separate WC, kitchen and a further bedroom.

## OUTSIDE SPACE

Steps and iron railings leading to the front door. Steps down and access at the lower ground floor. At the the rear of the property there a generous south facing garden with rear vehicle access.



**LOCAL AUTHORITY and SERVICES**  
Council tax band B. To be confirmed.  
Mains electric and water.





## CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## BUYERS INFORMATION

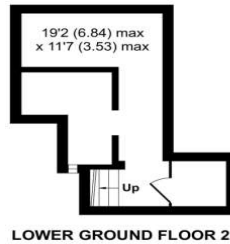
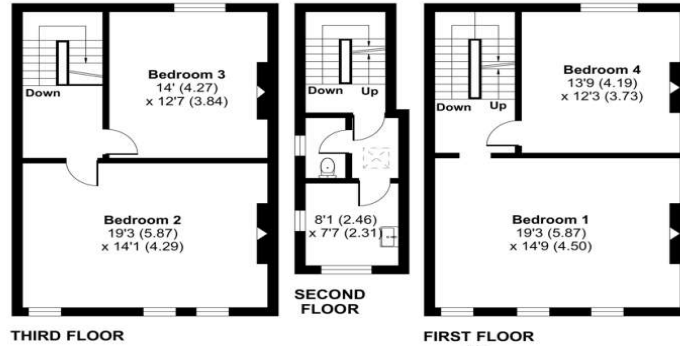
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2915 sq ft / 270.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2024. Produced for Davis Tate. REF: 1087874