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## 3 THE WHITEHOUSE, 17 BRUNSWICK HILL, READING, BERKSHIRE, RG1 7YT



- Three Bedroom Character Property
- Full Of Character & Charm
- Just Over 1 Mile From Reading Station
- Short Walk To Reading West
- Allocated Parking & Private Garden
- Spacious At Over 1100 Sqft
- Well Presented Throughout
- Bright & Airy Individual Home

Offers in excess of £450,000 (Leasehold)

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



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## PROPERTY DESCRIPTION

Offered to the market in the heart of Reading is this smartly presented and individual property that has been finished to a high standard. Set over 5 floors and extending to over 1100 sqft the property offers charm, character and plenty of original features. Formerly a detached property that has been converted into several dwellings the property comprises of a spacious entrance hall, living room, modern kitchen/dining room, three bedrooms, family bathroom and en-suite shower room of the principal bedroom. Conveniently located just a short walk from Reading West station and just over 1 mile from Reading Mainline Station and The Oracle as well as ample nearby amenities and bus routes. With off road parking to the rear and private garden the property offers an opportunity to own an individual property. EPC D

## 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 is accessed into a spacious entrance hall with stairs leading to the lower floor, upper floor and leading into bedroom three. On the lower ground floor there is a modern style and spacious kitchen dining room. On the first floor there is a landing with stairs leading to the second floor and a spacious bright and airy dual aspect living room with feature bay window and a stunning feature fireplace. On the second floor there is a landing with stairs leading to the third floor and a smartly presented four-piece family bathroom. The third floor gives access to the final floor as well as housing the primary bedroom with dual aspect windows, built in wardrobes and en-suite shower, sink and self-enclosed W.C., on the fourth floor there is a landing with skylight and access to bedroom three.

## OUTSIDE SPACE

The property benefits from a low maintenance garden and allocated parking space.

## LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected

Reading Borough Council

Council Tax Band D

Lease 999 Years as of 9th August 1991

Service Charge £1,680 PA

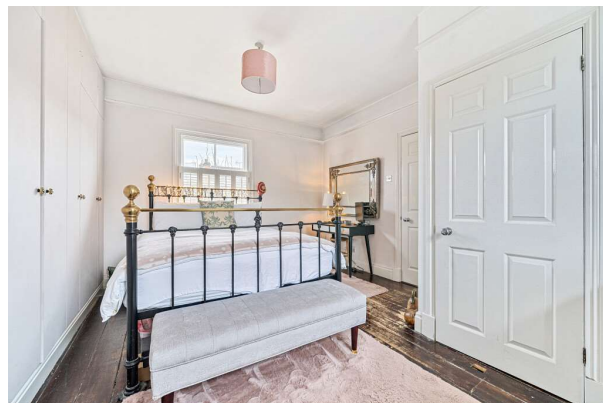
Ground Rent £0

Should you proceed with the purchase of the property you would need to confirm these details with your solicitor.

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### **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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### **BUYERS INFORMATION**

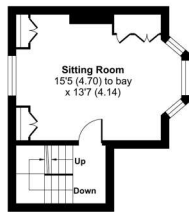
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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**

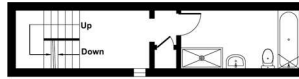
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



FIRST FLOOR



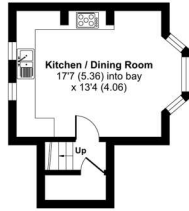
SECOND FLOOR



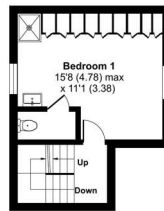
GROUND FLOOR



FOURTH FLOOR



LOWER GROUND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richoccm 2024. Produced for Davis Tate. REF: 1119179