



Bespoke
ESTATE AGENTS

45 Grovelands Road, Reading
£280,000



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Reading, Reading

An established buy to let investment currently producing £1,300 per calendar month (£15,600 per annum) and offered for sale with an Assured Shorthold Tenancy in place, providing immediate income from completion. This well maintained two bedroom Victorian terraced house offers two reception rooms, a fitted kitchen, first floor bathroom and a private rear garden. The property has been occupied by the current tenant for over ten years, demonstrating a stable and consistent rental history. At the asking price of £280,000, the property offers a gross yield of approximately 5.5%, making it a strong turnkey addition to a rental portfolio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom Victorian terrace
- Sold with tenant in situ let on an Assured Shorthold Tenancy
- Currently achieving £1,300 PCM
- Approx 5.5% gross yield at asking price
- Two reception rooms
- Galley style kitchen
- First floor bathroom
- Desirable Road West Reading/Tilehurst Borders
- Turnkey investment opportunity
- Private rear garden

Living Room

13' 6" x 11' 9" (4.12m x 3.58m)

Positioned at the front of the property, this comfortable reception room features a bay window allowing plenty of natural light. A well proportioned space suitable for both seating and media furniture, with fireplace feature creating a natural focal point.

Dining Room

11' 9" x 11' 0" (3.58m x 3.35m)

Located to the rear of the property, the dining room provides a versatile second reception space and comfortably accommodates a dining table and chairs. The room benefits from built in storage cupboards and provides access to the kitchen and window to the rear garden, making it a practical everyday living and entertaining space.

Kitchen

13' 7" x 7' 1" (4.14m x 2.16m)

A galley style kitchen fitted with a range of base and eye level units with work surfaces over. Space and plumbing for white goods and a rear aspect window overlooking the garden. A practical layout offering good storage and preparation space with direct access to the rear garden.

First Floor Landing

Doors to bedrooms one and two

Bedroom 1

11' 9" x 11' 3" (3.58m x 3.43m)

A generous double bedroom positioned at the front of the property with two large windows allowing good natural light. The room comfortably accommodates a double bed along with wardrobes and additional bedroom furniture as well as having built in wardrobe.





Bedroom 2

11' 9" x 11' 0" (3.58m x 3.35m)

A well proportioned second bedroom overlooking the rear garden, ideal as a guest room, home office or additional double bedroom.

Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)

Family bathroom fitted with a three piece suite comprising panel enclosed bath with shower over, wash hand basin and low level WC. Rear aspect window providing natural light and ventilation.

Garden

An enclosed garden, mainly lawn with shrubs enclosed by wood panel fencing.



