

# SANSOME & GEORGE

Residential Sales & Lettings

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## Brixham Road, Reading, Berkshire, RG2 7RB



Situated south of Reading town centre this two Bedroom end town house is located close to various amenities, public transport routes and local Schools, with Reading town centre and junction 11 of the M4 conveniently positioned within short driving distance. Additional internal accommodation comprises of 14' Lounge, Cloakroom/ Utility room, Kitchen and first floor family Bathroom. Complemented further with UPVC double glazed windows, gas radiator central heating, private rear Garden and offroad parking for two vehicles, internal inspections come highly recommended.

Please call West and Central Reading office on (0118) 958 3333.

### £159,950

#### West & Central Reading

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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH Via Paved driveway.

ENTRANCE HALL Side aspect UPVC double glazed door, textured ceiling, radiator, telephone point, strip wood effect laminate flooring.

CLOAKROOM Rear aspect UPVC double glazed frosted window, low level WC, wall mounted wash hand basin, radiator, strip wood effect laminate flooring, textured ceiling, part tiled walls.

LIVING ROOM (14'7" x 10'3") Front and side aspect UPVC double glazed windows, textured ceiling, radiator, exposed floor boards, TV point.

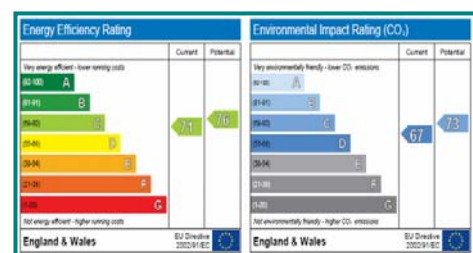
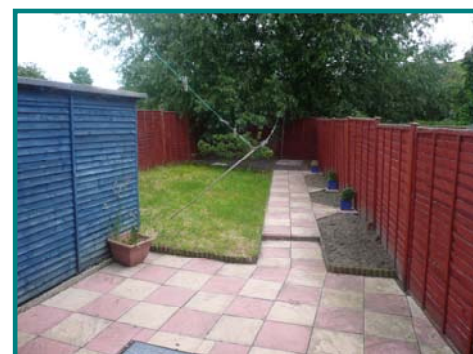
KITCHEN (8'8" x 8'0") Rear aspect UPVC double glazed window, rear aspect UPVC double glazed door. Fitted with a range of base and eye level units with rolled edge work surfaces over, inset stainless steel sink and drainer unit, space for freestanding cooker and hob, space for fridge/freezer, part tiled walls, strip wood effect laminate flooring, textured ceiling, radiator.

**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with hatch providing access to the loft space, textured ceiling, built in storage cupboard housing boiler.

BEDROOM 1 (14'7" max x 10'3") Front aspect UPVC double glazed window, textured ceiling, radiator.

BEDROOM 2 (9'8" x 8'2" max) Rear aspect UPVC double glazed window, textured ceiling, radiator.

BATHROOM Rear aspect UPVC double glazed frosted window. Three piece white suite comprising panel enclosed bath with power shower over, wall mounted pedestal wash hand basin, low level WC, part tiled walls, radiator, textured ceiling.

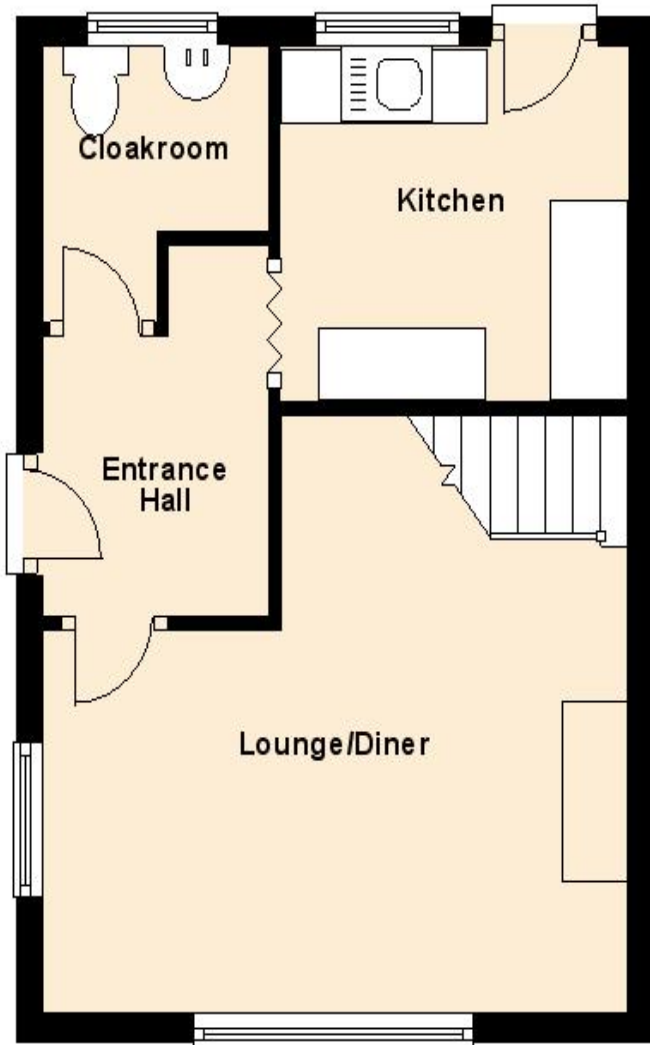


GARDEN

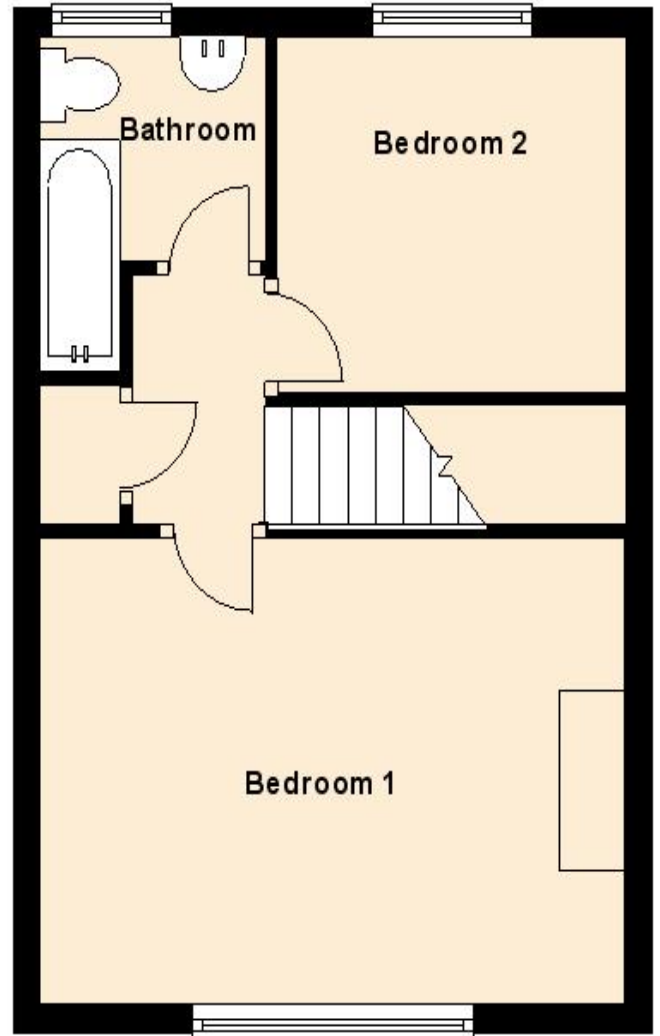
**TO THE FRONT:-** Paved driveway parking for two vehicles.

**TO THE REAR:-** Mainly laid to lawn and patio area with shrub borders, timber shed, enclosed by wooden fencing with side access gate.

**Ground Floor**



**First Floor**



**PURCHASER'S NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.