

SANSOME & GEORGE

Residential Sales & Lettings

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Amity Road, Reading, Berkshire, RG1 3LW



This two 'double' bedroom mid terrace property is situated within the popular 'New Town' area. Located within walking distance of Reading town centre, Thames valley university and providing convenient access to the M4, this modernised home has been subject to a complete cosmetic overhaul. Boasting both re-fitted kitchen and bathroom suites and replacement UPVC double glazed windows throughout, this property is offered for sale with no onward chain complications. To arrange an internal inspection please contact Sansome & George Central and West Reading branch on (0118) 9583333.

£154,950

West & Central Reading

298 Oxford Road
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0118 958 3333

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Tilehurst & Purley

1 The Parade, Knowsley Road
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Lettings & Management

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

APPROACH

UPVC part frosted double glazed door to:-

LOUNGE

(11'0" x 10'9") Front aspect UPVC double glazed window, coved and textured ceiling, double radiator, TV and telephone points, door to:-



DINING ROOM

(11'10" x 10'11") Rear aspect UPVC double glazed window, coved and textured ceiling, double radiator, under-stairs storage cupboard, stairs to First Floor, door to:-



KITCHEN

(9'2" x 6'2") Side aspect UPVC double glazed window, coved and textured ceiling. Fitted with a range of base and eye level units with rolled edge work surfaces and tiled splash back, single bowl single drainer stainless steel inset sink unit with mixer tap, cooker point, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, door to:-



LOBBY

UPVC part glazed door to Garden, textured ceiling, door to:-

BATHROOM

Rear aspect UPVC frosted double glazed window, textured ceiling with inset extractor fan, double radiator. Three piece matching white suite incorporating panel enclosed bath, low level W/C, wall mounted pedestal wash hand basin, tiled surrounds.



STAIRCASE GIVES ACCESS TO FIRST FLOOR

LANDING with rear aspect frosted window, coved and textured ceiling.

BEDROOM 1

(10'11" x 10'10") Two front aspect UPVC double glazed windows, coved ceiling, double radiator, telephone point.

BEDROOM 2

(12'0" x 8'2") Rear aspect UPVC double glazed window, radiator, coved ceiling, access to Loft space via inset hatch, cupboard housing boiler and factory lagged hot water cylinder.

GARDEN

TO THE FRONT is a small patio area with path to front door.

TO THE REAR is a Garden laid to lawn enclosed by brick wall and wooden panel fencing.

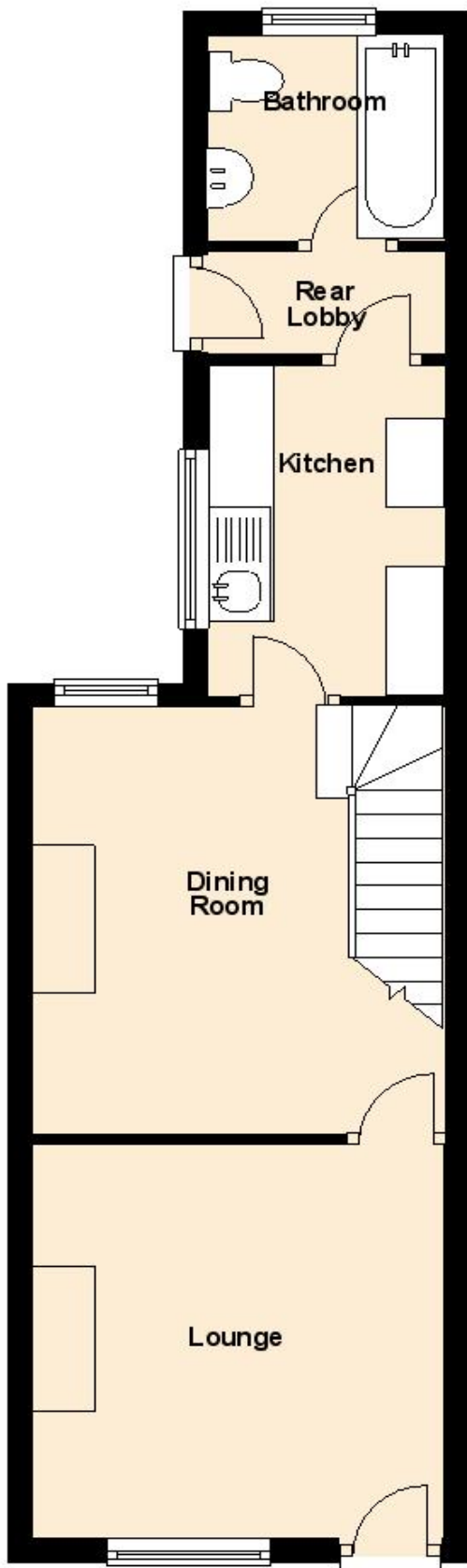


***** PENDING EPC *****

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.

Ground Floor



First Floor

