

SANSOME & GEORGE

Residential Sales & Lettings

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13 Sherwood Street, Reading, Berkshire, RG30 1LJ



Situated to the West of Reading this two Bedroom Victorian mid terrace home is conveniently positioned with easy walking distance of public transport links and local shopping facilities, with Reading town centre located within short driving distance. Additional internal accommodation comprises of bay fronted Lounge, separate Dining room, Kitchen, ground floor Shower room and first floor Bathroom. Further benefiting from UPVC double glazed windows, gas radiator central heating and private rear Garden, early internal appointments are advised to avoid disappointment. Please call West and central Reading office on (0118) 958 3333.

£164,950

West & Central Reading

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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

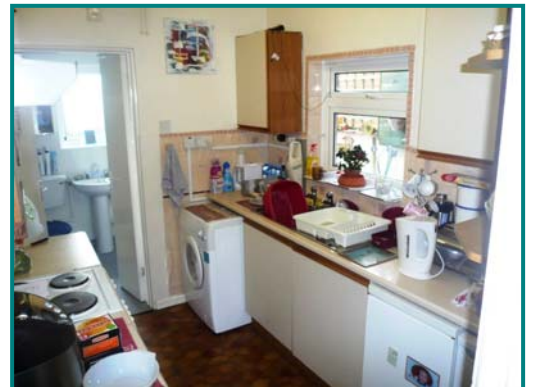
APPROACH Via gated tiled pathway leading to UPVC double glazed door with inset stain glass window.

LOUNGE (11'8" into bay x 12'1 max) Front aspect UPVC double glazed bay fronted window, double radiator, TV and Telephone points, sliding doors leading to stairs and Dining room.



DINING ROOM (12'1" x 10') Rear aspect UPVC double glazed door leading to rear Garden, radiator, under stairs cupboards housing meters.

KITCHEN (9'5" x 7'2") Side aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, space for fridge/freezer, space for freestanding cooker unit with fitted filter hood over, plumbing for washing machine, tiled surrounds.



SHOWER ROOM Rear aspect UPVC double glazed frosted window. Three piece suite comprising of walk in shower cubicle, wall mounted pedestal wash hand basin, low level WC, fully tiled walls, water softener.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with hatch providing access to the loft space.

BEDROOM 1 (12'1" x 9'11") Front aspect UPVC double glazed window, double radiator, built in cupboard.

BEDROOM 2 (10' x 12'1") Rear aspect UPVC double glazed window, double radiator.

BATHROOM Rear aspect UPVC double glazed window. Fitted three piece white suite comprising of panel enclosed bath with mixer taps and shower attachment, wall mounted pedestal wash hand basin, low level WC, textured ceiling, wall mounted Combination boiler with water softener.

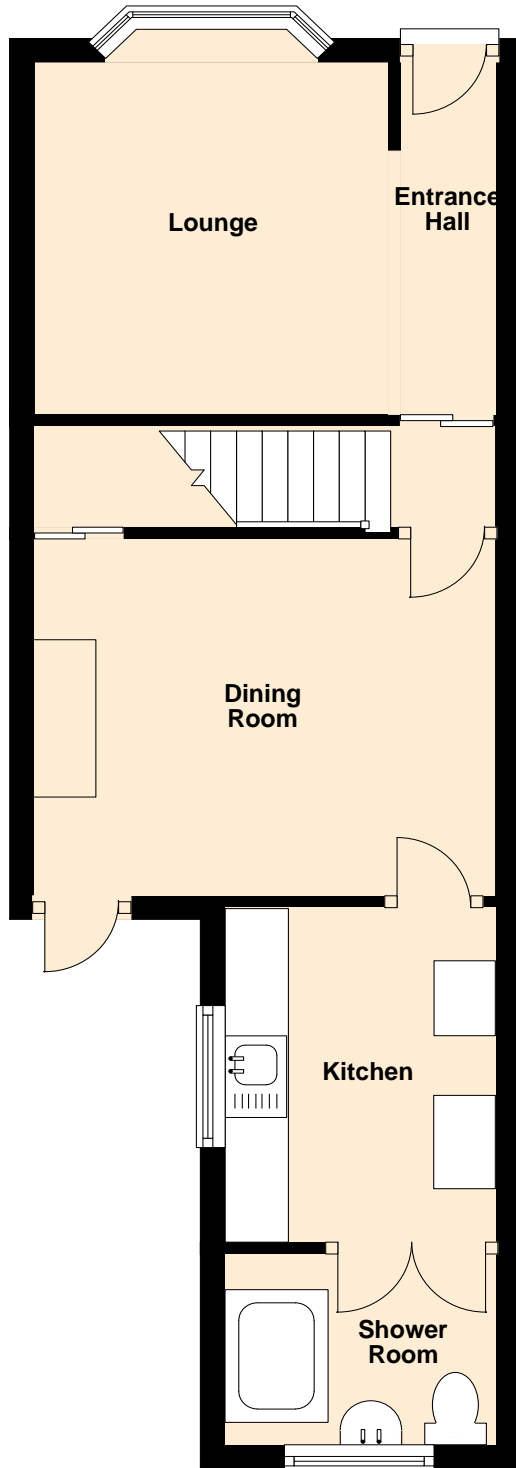


GARDEN

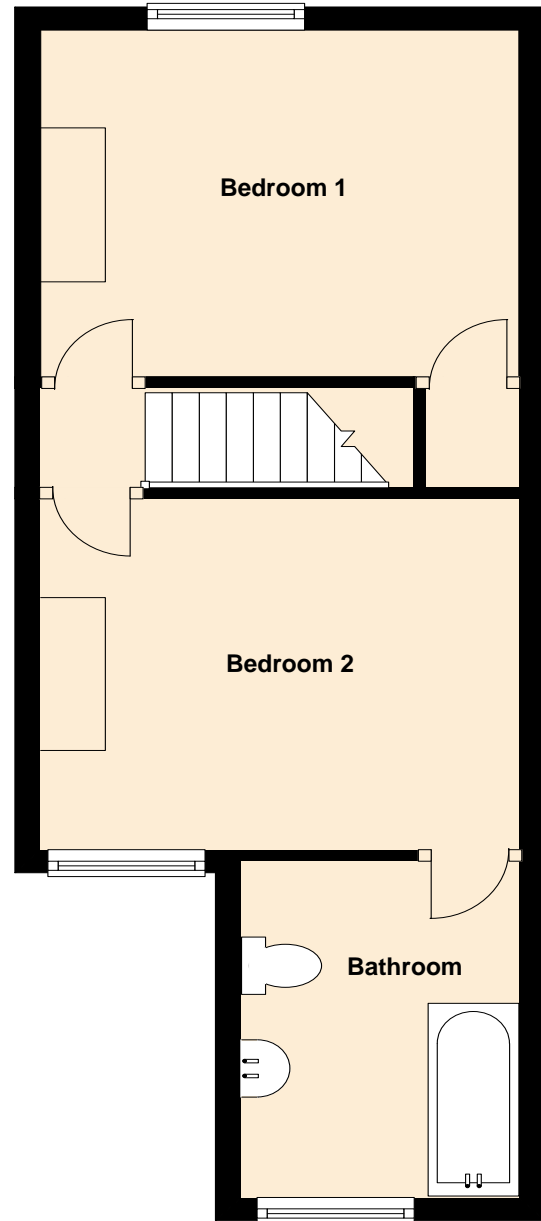
TO THE FRONT:- Gated, tiled pathway enclosed by low level brick walling.

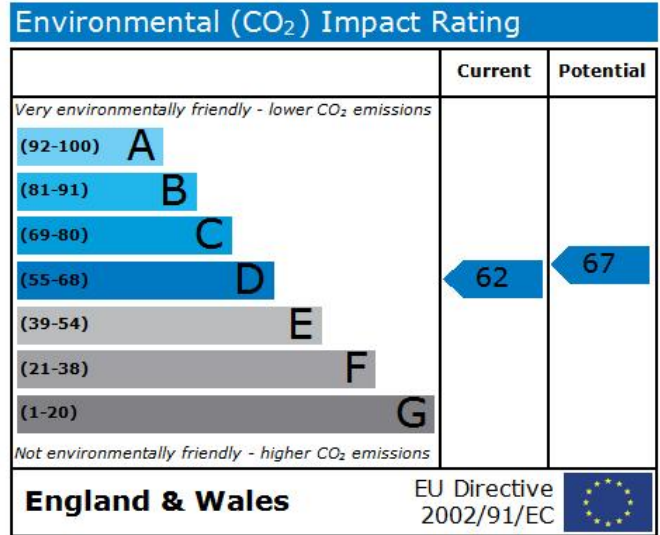
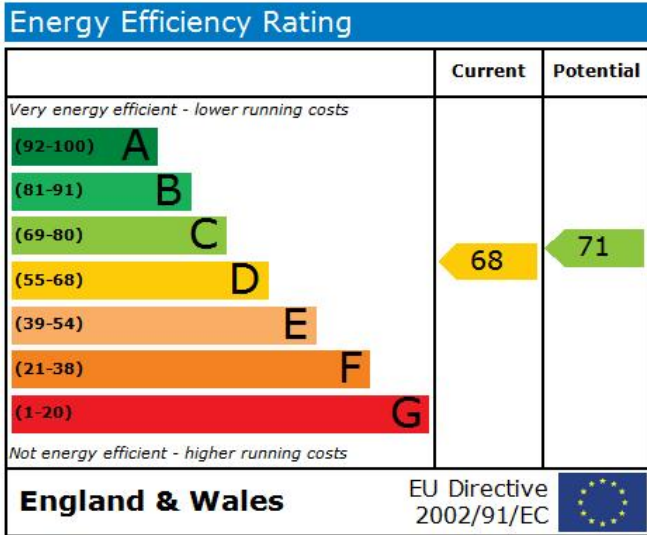
TO THE REAR:- Mainly laid to lawn with shrub borders, small patio seating area, external tap, two timber sheds and green house, enclosed by wooden panel fencing.

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.