

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Wykeham Road, Reading, Berkshire, RG6 1PW



Located within East Reading this Victorian 2+1 mid terrace is conveniently positioned within easy walking distance of regular public transport routes, local amenities and sports facilities, as well as being within short driving distance of Reading town centre and Reading university. In need of internal modernisation further accommodation comprises of bay fronted Lounge, separate Dining room and ground floor Bathroom. Complemented by private easy maintenance rear Garden, this home additionally benefits from being offered for sale with no onward chain complications. Please call West and Central Reading on (0118) 958 3333.

£159,000

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 pathway leading to wooden door with inset frosted glass panel to:-

PORCH Hardwood door with inset glass panel to:-

ENTRANCE HALL Coved and textured ceiling, decorative archway.

LOUNGE (13'7" into bay x 7'11") Front aspect UPVC double glazed box bay window, coved ceiling, electric heater.



DINING ROOM (11'0" x 10'0") Rear aspect window with secondary glazing, under stairs storage cupboard, gas fire.

KITCHEN (7'7" x 7'3") Side aspect window, side aspect wooden door with inset frosted glass panel to Garden. Fitted with a range of storage units, freestanding stainless steel sink and drainer unit with storage under, space for appliances, part tiled walls, plumbing for appliances.

SHOWER ROOM Rear aspect frosted window, shower cubicle, wall mounted wash hand basin, part tiled walls.



WC Side aspect window, low level WC

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING

BEDROOM 1 (11'5" x 11'0") Front aspect UPVC double glazed window, storage cupboard.

BEDROOM 2 (11'0" x 10'1") Rear aspect window with secondary glazing, access to:-

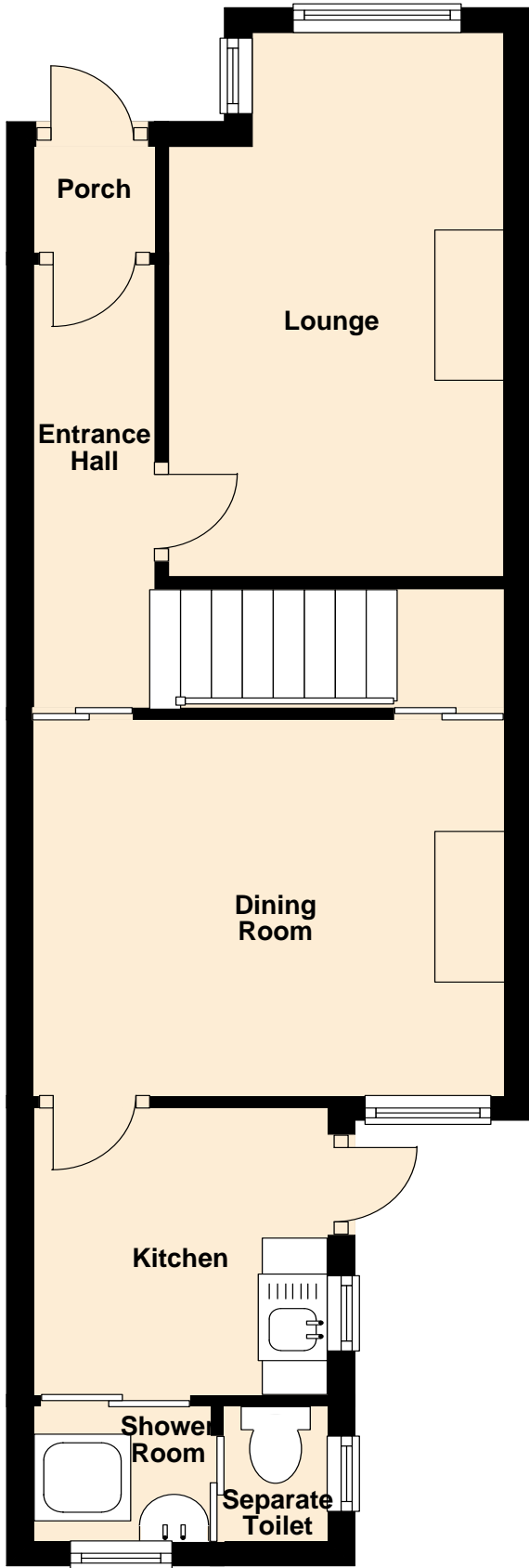
BEDROOM 3 (11'7" x 7'0") Rear aspect double glazed window, storage cupboard house hot water cylinder.



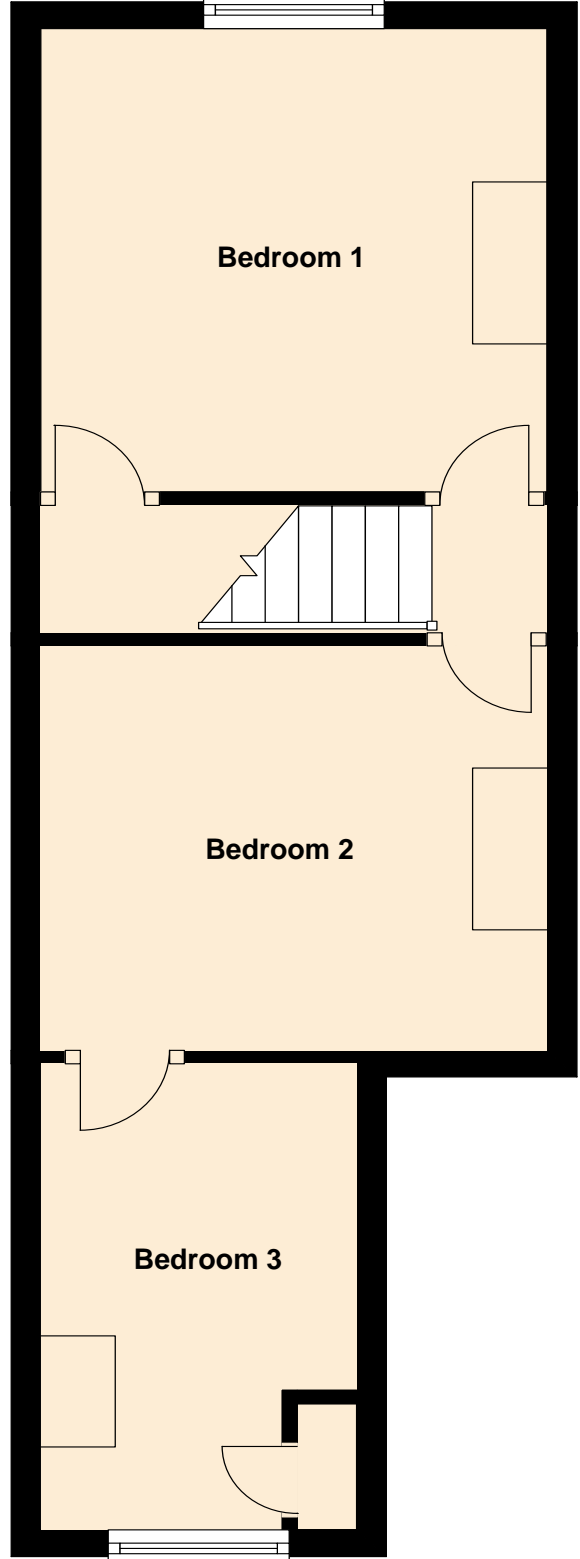
GARDEN **TO THE FRONT:** - Bin storage area enclosed by low level brick walling and picket fencing.


TO THE REAR: - Court yard garden with shrub borders and flower beds, enclosed by timber and wire mesh fencing.


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	8
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	30
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.