

# SANSOME & GEORGE

Residential Sales & Lettings

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## Studland Close, Reading, Berkshire, RG2 8RY



Located to the south side of Reading, this three Bedroom semi-detached home is conveniently positioned within easy driving distance of Reading town centre, junction 11 of the M4 and local shopping facilities. Having been subject to recent internal improvement, including refitted Kitchen and four piece Bathroom suite, further accommodation comprises of 21' Lounge, separate Dining room and detached Garage. Complimented by driveway parking, private rear Garden with further off road parking potential, UPVC double glazed windows and Gas radiator central heating, early viewings are advised on this well presented family home.

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

### £199,950

#### West & Central Reading

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

**APPROACH** Via driveway leading to UPVC double glazed door with frosted glass panel.

**ENTRANCE HALL** Side aspect UPVC double glazed window, coved ceiling, strip wood effect laminate flooring.

**LOUNGE** (21'4" x 10'7") Front aspect UPVC double glazed window, coved and textured ceiling, dimmer switch, TV and telephone points, wall mounted thermostat, strip wood effect laminate flooring.

**DINING ROOM** (10'0" x 9'3") Rear aspect UPVC double glazed patio doors to Garden, inset spot lighting, strip wood effect laminate flooring, radiator.

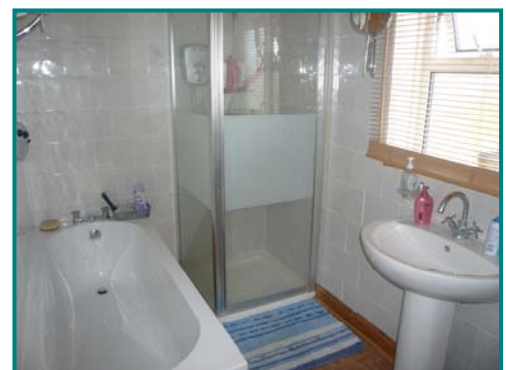
**KITCHEN** (11'9" x 8'6") Rear aspect UPVC double glazed window, side aspect UPVC double glazed door with frosted glass panel. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, integrated double electric oven with four ring gas hob with stainless steel filter hood over, inset stainless steel one and half bowl sink and drainer unit, plumbing for washing machine, plumbing for double fridge/ freezer, tiled surrounds and tiled flooring, inset spot lighting, radiator, built in single storage cupboard housing wall mounted boiler, door to lounge.

**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with side aspect UPVC double glazed window, textured ceiling.

**BEDROOM 1** (11'7" x 10'9") Front aspect UPVC double glazed window, radiator, textured ceiling, built in double and single storage cupboards, TV points

**BEDROOM 2** (11'1" x 8'3") Rear aspect UPVC double glazed window, radiator, textured ceiling, built in single storage unit, hatch providing access to loft space, TV point.

**BEDROOM 3** (9'9" x 8'0") Front aspect UPVC double glazed window, radiator, textured ceiling, TV point.



**BATHROOM**

Rear aspect UPVC double glazed window. Fitted four piece white suite comprising panel enclosed bath, separate shower cubicle, wall mounted pedestal wash hand basin, low level push button flush WC, heated towel rail, fully tiled walls, textured ceiling.

**GARAGE**

Double garage with wooden doors.

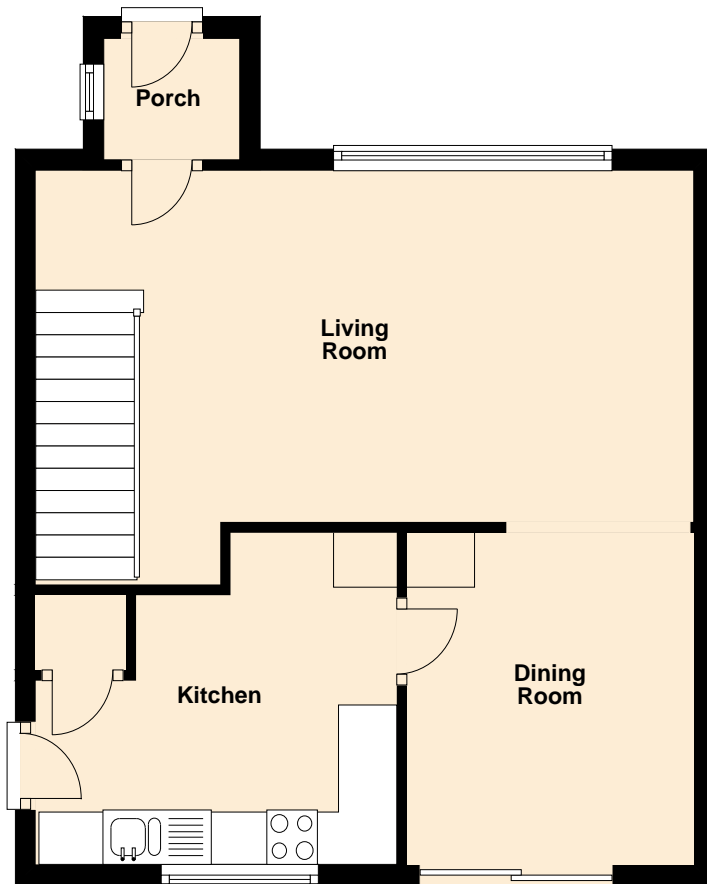
**GARDEN**

**TO THE FRONT:-** Driveway parking for two cars, shingled landscaped area, enclosed by low level brick walling.

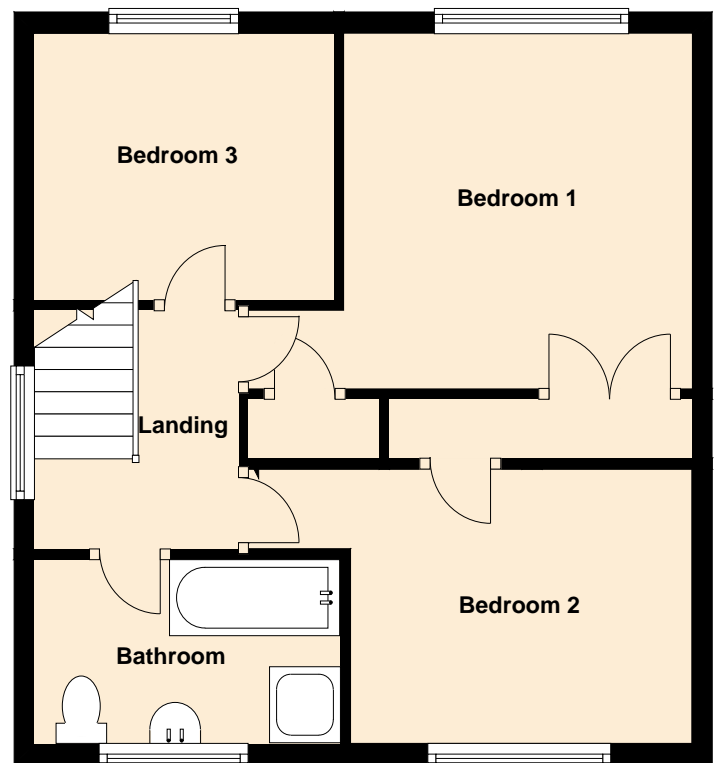
**TO THE REAR:-** Enclosed by double wooden gates providing further off road parking and wood panel timber fencing, decking and patio area, external tap and light, large lawned area.

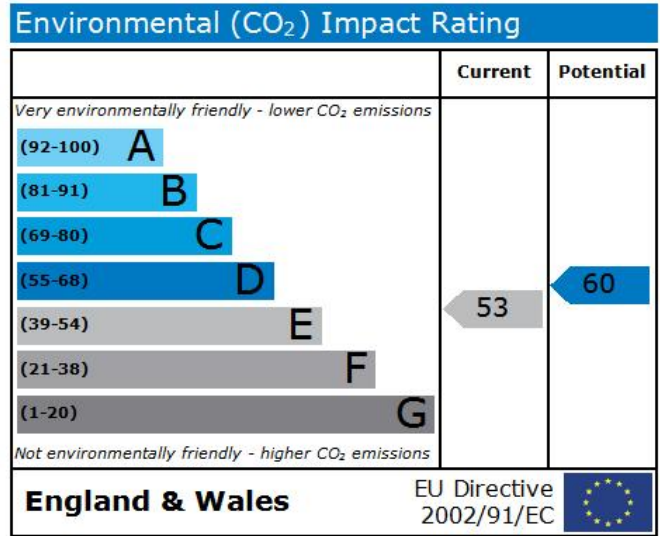
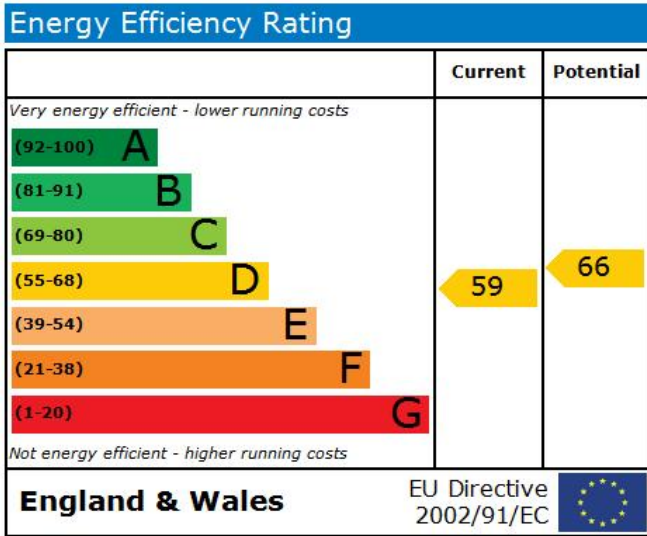


**Ground Floor**



**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.