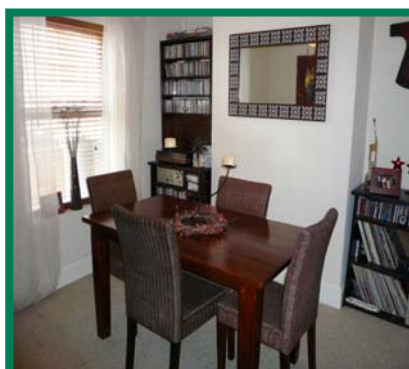
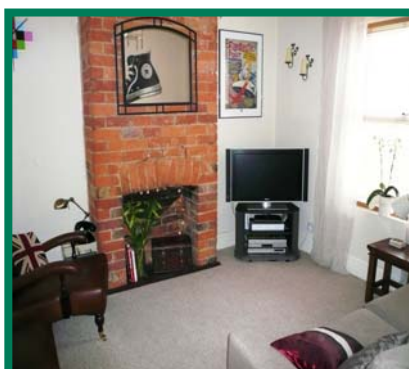


Carey Street, Reading, Berkshire, RG1 7JS



£199,950 - Freehold

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

Carey Street, Reading, Berkshire, RG1 7JS

Dating back to the late 1800's, this rarely available two Bedroom mid terrace is located in Reading town centre within close proximity to regular public transport routes, Reading central train station and various shopping facilities, including the award winning oracle shopping and entertainment complex.

Internally the property offers updated living accommodation with various character features, approachable through a covered front door the central hallway gives access to the Lounge with exposed brick chimney breast, separate Dining room, refitted Kitchen suite and rear door to the courtyard Garden. The second floor is accessed via a split landing staircase and benefits from two double Bedrooms and separate refitted Bathroom.

Complemented further from gas radiator central heating and UPVC double glazed windows, internal inspections come highly recommended. Please call West and Central Reading office on (0118) 958 3333.



Bedroom 1



Bathroom

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		66
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

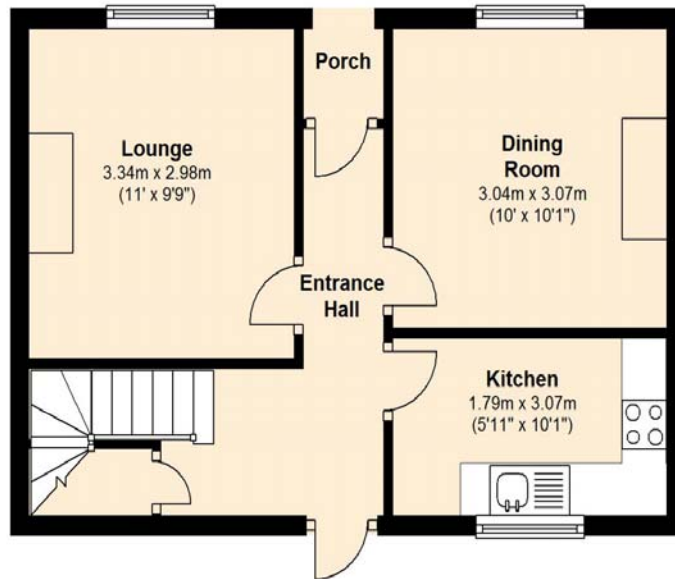
Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

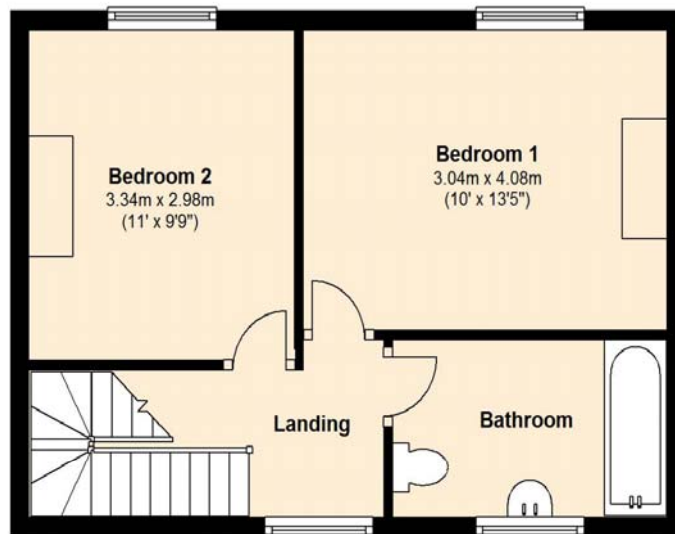
Council Tax – Reading Borough Council, Band C - £1332.24 (2010/2011)

Floor Plan

Ground Floor



First Floor



Total area: approx. 67.9 sq. metres (730.5 sq. feet)

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.



Covered Front Entrance



Split Level Staircase



Decorative Chimney



Bedroom 2



Courtyard Garden



Courtyard Garden