

# SANSOME & GEORGE

Residential Sales & Lettings

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## Hilcot Road, Reading, Berkshire, RG30 2SX



Situated within a cul-de-sac in West Reading, this three Bedroom Victorian mid terrace home is positioned within walking distance to shopping facilities, regular bus routes and West Reading train station, with Reading town centre conveniently located within short driving distance. Additional internal accommodation comprises of bay fronted Lounge, separate Dining room, refitted Kitchen and ground floor refitted Bathroom. Complimented further by landscaped rear Garden, gas radiator central heating and offered for sale with No Onward Chain Complications, please call West and Central Reading office on (0118) 958 3333.

### £169,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

0118 958 3333

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

#### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

0118 942 0500

email: [tilehurst@sansome-george.com](mailto:tilehurst@sansome-george.com)

#### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

0118 939 1999

email: [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

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

**APPROACH**

Via gated concrete pathway leading to:-

**LIVING ROOM**

(12'9" into Bay x 12'0") Front aspect UPVC double glazed bay window, front aspect hardwood door with inset frosted patterned panel, exposed floor boards, brick built open fireplace with brick built hearth and wooden mantle, TV point, telephone point, double radiator, radiator, under stairs storage cupboard, coved and textured ceiling.



**DINING ROOM**

(12'0" x 10'2") Rear aspect window, exposed floor boards, open fireplace with brick built hearth and wooden mantle, double radiator, coved and textured ceiling.



**KITCHEN**

(10'11" x 7'5") Side aspect window, side aspect door with inset panels. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset single bowl stainless steel sink and drainer unit with mixer tap over, integrated electric oven and four ring electric hob with filter hood over, plumbing for washing machine, space for fridge, tiled flooring, tiled surrounds, coved and textured ceiling, double radiator, wall mounted combination boiler.



**BATHROOM**

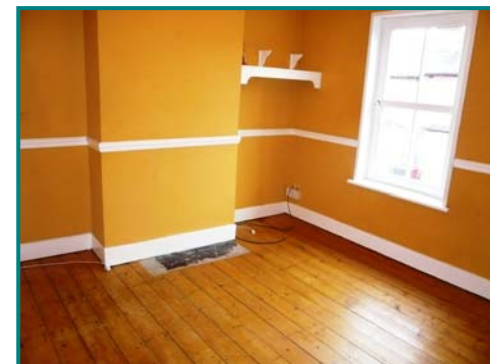
Two rear aspect frosted windows. Fitted three piece white suite comprising panel enclosed bath with power shower over, low level WC, table top circular wash hand basin, wall mounted heated towel rail, tiled flooring, part tiled walls, extractor fan.



**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with radiator, coved and textured ceiling.

**BEDROOM 1**

(11'11" x 10'2") Front aspect UPVC double glazed window, double radiator, TV point, telephone point, exposed floor boards, coved and textured ceiling, staircase to fully boarded Loft space with lighting.



**BEDROOM 2**

(10'4" x 8'10") Rear aspect UPVC double glazed window, double radiator, exposed floor boards, open chimney breast with tiled hearth, coved and textured ceiling, staircase to fully boarded Loft space with lighting.

**BEDROOM 3**

(12'7" x 7'3") Rear aspect UPVC double glazed window, double radiator, textured ceiling.

## GARDEN

**TO THE FRONT:** - Gated concrete pathway with recessed shingle bin storage area, enclosed by low level brick walling.

**TO THE REAR:** - Covered rear entrance door, shingled and concrete pathway with brick enclosed raised flower beds, brick enclosed raised pond, brick built BBQ, fully enclosed by brick walling and bamboo fencing, external tap.

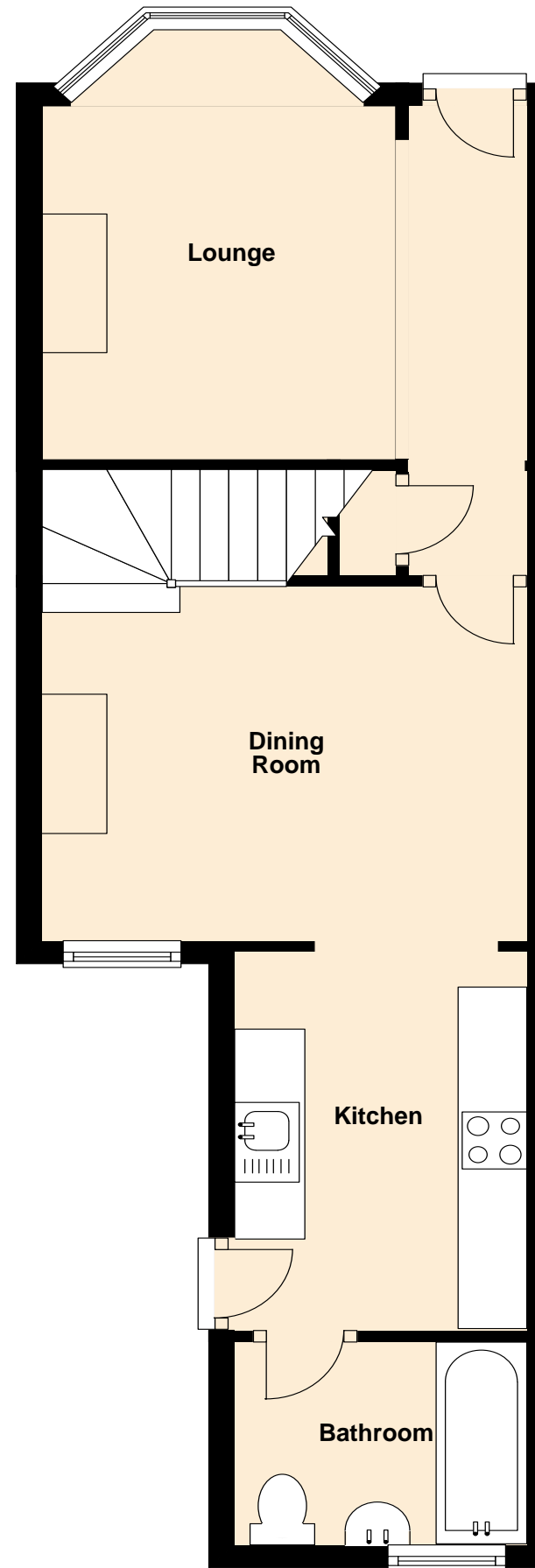


**\*\* PENDING EPC \*\***

### **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**

