

SANSOME & GEORGE

Residential Sales & Lettings

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Shaftesbury Road, Reading, Berkshire, RG30 2QP



Situated within the Tilehurst and West Reading borders this 2+1 Bedroom Victorian mid terrace property is positioned within walking distance to various schools, public transport links and local shopping facilities. With Reading town centre conveniently located within easy driving distance, additional internal accommodation comprises of Bay fronted Lounge, separate Dining room, Kitchen and ground floor Bathroom. Offered for sale with no onward chain complications, this property further benefits from private rear Garden, gas radiator central heating and UPVC double glazed windows. To arrange an internal inspection please call West and Central Reading office on (0118) 958 3333.

£164,950

West & Central Reading

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Tilehurst & Purley

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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

Gated paved pathway to:-

LIVING ROOM

(13'1" x 10'11") Front aspect wooden door with inset frosted glass panels, front aspect UPVC double glazed bay window, double radiator, coved and textured ceiling, TV point, telephone point.



DINING ROOM

(12'1" x 10'11") Rear aspect UPVC double glazed door with inset frosted panel, coved and textured ceiling, double radiator, under-stairs storage cupboard.



KITCHEN

(7'9" x 7'4") Side aspect window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven with 4 ring electric hob and filter hood over, space for fridge, wall mounted boiler, part tiled walls, textured ceiling.



BATHROOM

Rear aspect UPVC double glazed frosted window. Three piece white suite comprising panel enclosed bath with shower over, wall mounted pedestal wash hand basin, low level WC, tiled flooring, radiator, inset spot lighting, part tiled walls.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with textured ceiling.

BEDROOM 1

(12'1" x 10'11") Two front aspect UPVC double glazed windows, radiator, telephone point, fitted storage cupboard, textured ceiling.



BEDROOM 2

(12'1" x 10'11") Rear aspect UPVC double glazed window, double radiator, textured ceiling, feature cast iron fireplace, inset hatch providing access to Loft space, storage cupboard.

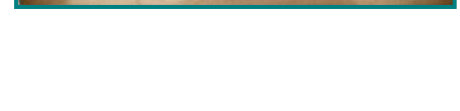
BEDROOM 3

(9'5" x 7'8") Rear aspect UPVC double glazed window, radiator, textured ceiling, feature cast iron fireplace, fitted cupboard housing hot water cyclinder.

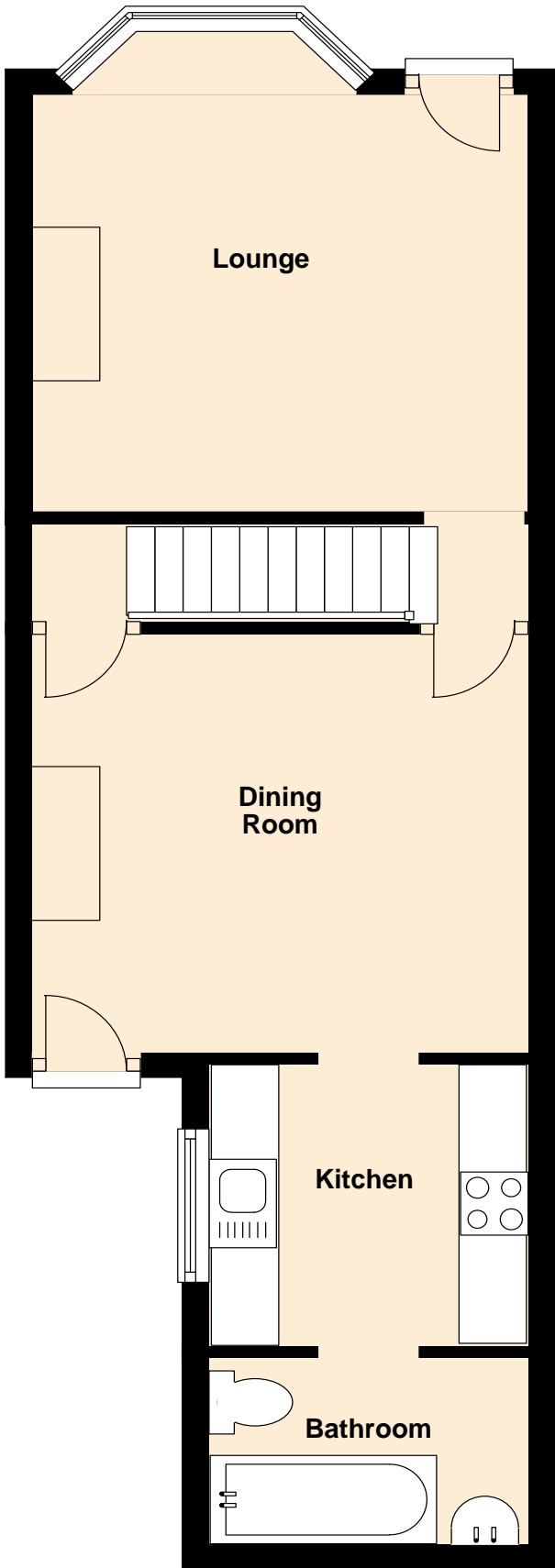
GARDEN

TO THE FRONT:- Gated paved pathway with shrub borders, enclosed by low level brick walling and metal fencing.

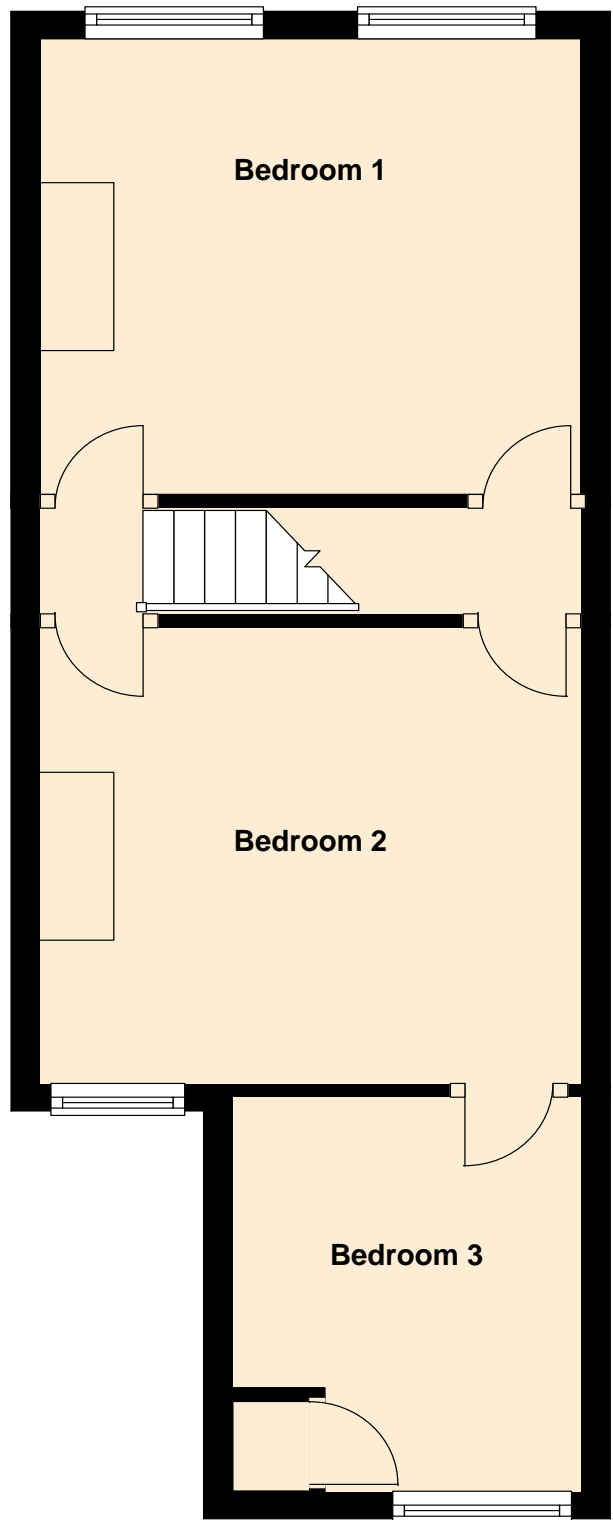
TO THE REAR:- Mainly laid to lawn with patio area, fully enclosed by wooden panel fencing and brick walling, external tap.



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.