

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Argyle Road, Reading, Berkshire, RG1 7YL



Positioned close to the town centre with far reaching views across Reading from the first floor, this rarely available double bay fronted 3 Bedroom Semi Detached home is conveniently located within walking distance of Reading central train station, local shopping facilities and public transport routes. Boasting many original features, further internal accommodation comprises of bay fronted Lounge, separate Dining room, Kitchen and first floor Bathroom with separate WC. Offered for sale with no onward chain complications and complimented by Driveway Parking for two vehicles, private rear Garden and gas radiator central heating, this property offers the potential for further extension (subject to planning). Please call Reading office to arrange a viewing on (0118) 958 3333

£244,950

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

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Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

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

APPROACH Driveway with steps leading to covered wooden front door with inset original stained glassed window.

ENTRANCE HALL Side aspect original stained glassed window, radiator, picture rail, built in storage cupboard, under stairs storage, wall mounted thermostat, telephone point.

LIVING ROOM (13'7" into bay x 11'8") Front aspect bay window, radiator, textured ceiling, picture rail, television point.

DINING ROOM (13'8" x 10'8") Rear aspect window, textured ceiling, radiator, picture rail.

KITCHEN (9'10" x 7'0") Side aspect window, rear aspect wooden door to Garden. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, space for cooker, plumbing for dishwasher, plumbing for washing machine, tiled surrounds.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with side aspect stained glass window, loft hatch, doors to:-

BEDROOM 1 (14'9" into bay x 11'8") Front aspect bay window, radiator, picture rail, built in double wardrobes.

BEDROOM 2 (13'0" x 10'4") Rear aspect window, radiator, picture rail, built in wardrobe.

BEDROOM 3 (8'4" x 7'0") Front aspect glazed triangle bay window, picture rail, radiator.

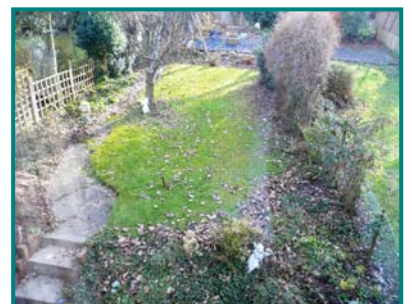
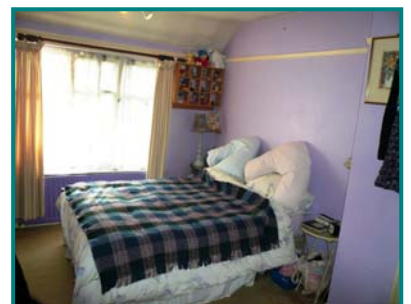
BATHROOM Two rear aspect frosted windows. Fitted white suite comprising panel enclosed bath with power shower over, wall mounted pedestal wash hand basin, part tiled walls, radiator, extractor fan.

SEPARATE WC Side aspect frosted glazed window, low level WC.

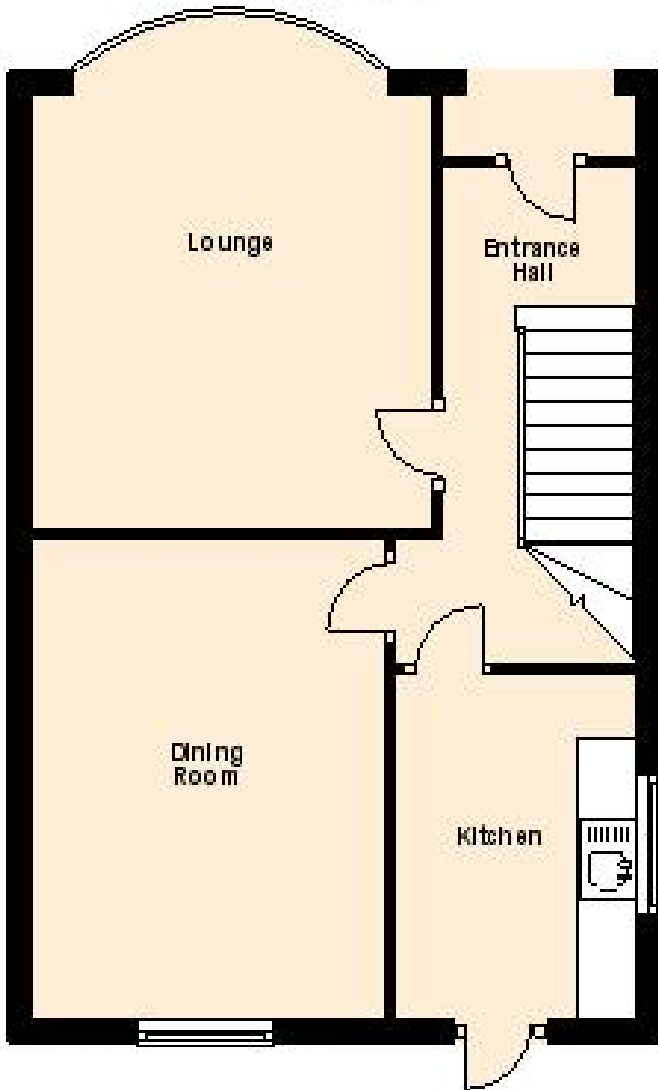
OUTSIDE

TO THE FRONT:- Mainly laid to lawn with off road parking for two vehicles.

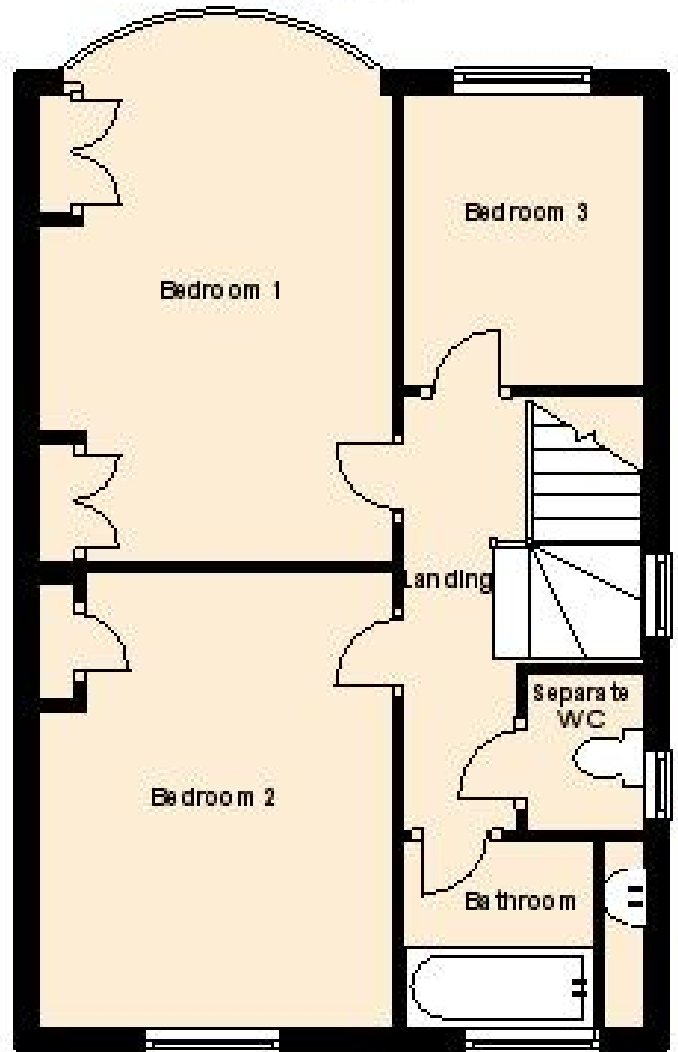
TO THE REAR:- Mainly laid to lawn with patio area, shrub borders and various trees, wooden timber shed, outside tap, enclosed by wood panel and wire mesh fencing,



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		
<i>Not energy efficient - higher running costs</i>		
	52	72
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		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	45	68
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 (eg 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 (eg carpets, curtains, etc) will be included in the sale.