

# SANSOME & GEORGE

Residential Sales & Lettings

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## Dwyer Road, Reading, Berkshire, RG30 3PB



Positioned within the outskirts of Southcote, this three Bedroom end town house is conveniently located within walking distance of public transport routes, local schools and shopping facilities, as well as being with short driving distance of Junction 12 of the M4 and Reading town centre. Additional internal accommodation comprises of 19' Living room, 17' Kitchen, Utility room and first floor family Bathroom. Complemented by UPVC double glazing, gas radiator central heating and private rear Garden, internal inspections are advised to appreciate this in our opinion, spacious family home. Please call West and Central Reading office on (0118) 9583333.

### £179,950

#### 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 pathway leading to UPVC double glazed door with frosted glass panels.

**ENTRANCE HALL** Coved and textured ceiling, dado rail, radiator, telephone point.

**UTILITY ROOM** (12'8" x 7'2") Front aspect UPVC double glazed window, textured ceiling, built in storage cupboard, plumbing for washing machine, wall mounted boiler.

**LIVING ROOM** (19'0" x 15'11") Side aspect UPVC double glazed window, coved and textured ceiling, dado rail, radiator, gas fire with brick surround and TV point.



**KITCHEN** (17'7" x 11'3") Rear aspect UPVC double glazed window, rear aspect UPVC double glazed doors to Garden. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset one and quarter bowl sink and drainer unit, plumbing for dishwasher, space for fridge freezer, space for range oven, wall mounted filter hood, part tiled walls, coved and textured ceiling, radiator.



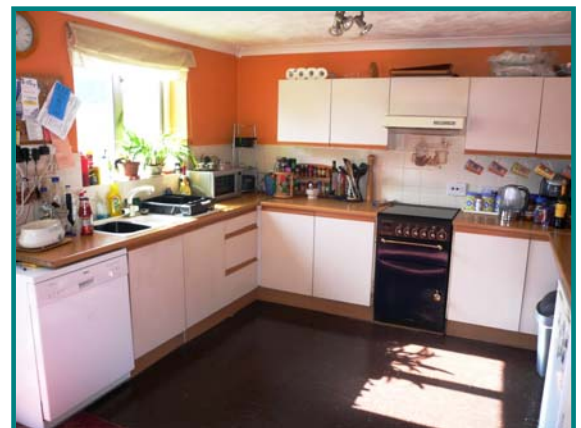
**STAIRCASE GIVES ACCESS TO FIRST FLOOR**

**LANDING** with hatch providing access to loft space, coved and textured ceiling.

**BEDROOM 1** (12'4" x 11'3") Rear aspect UPVC double glazed window, textured ceiling, radiator, built in double wardrobe storage cupboard.

**BEDROOM 2** (10'6" x 10'4") Front aspect UPVC double glazed window, textured ceiling, radiator.

**BEDROOM 3** (8'4" x 7'7") Rear aspect UPVC double glazed window, textured and coved ceiling, radiator, built in double wardrobe storage cupboard.



**BATHROOM** Two front aspect UPVC double glazed frosted windows. Three piece suite comprising panel enclosed bath, low level WC, wall mounted pedestal wash hand basin, fully tiled walls and radiator.

**GARDEN**

**TO THE FRONT:-** Mainly laid to lawn with pathway to front door and enclosed by low level brick walling.

**TO THE REAR:-** Mainly laid to lawn with patio area and shrub borders, wooden timber storage shed, secluded by mature trees, external tap.



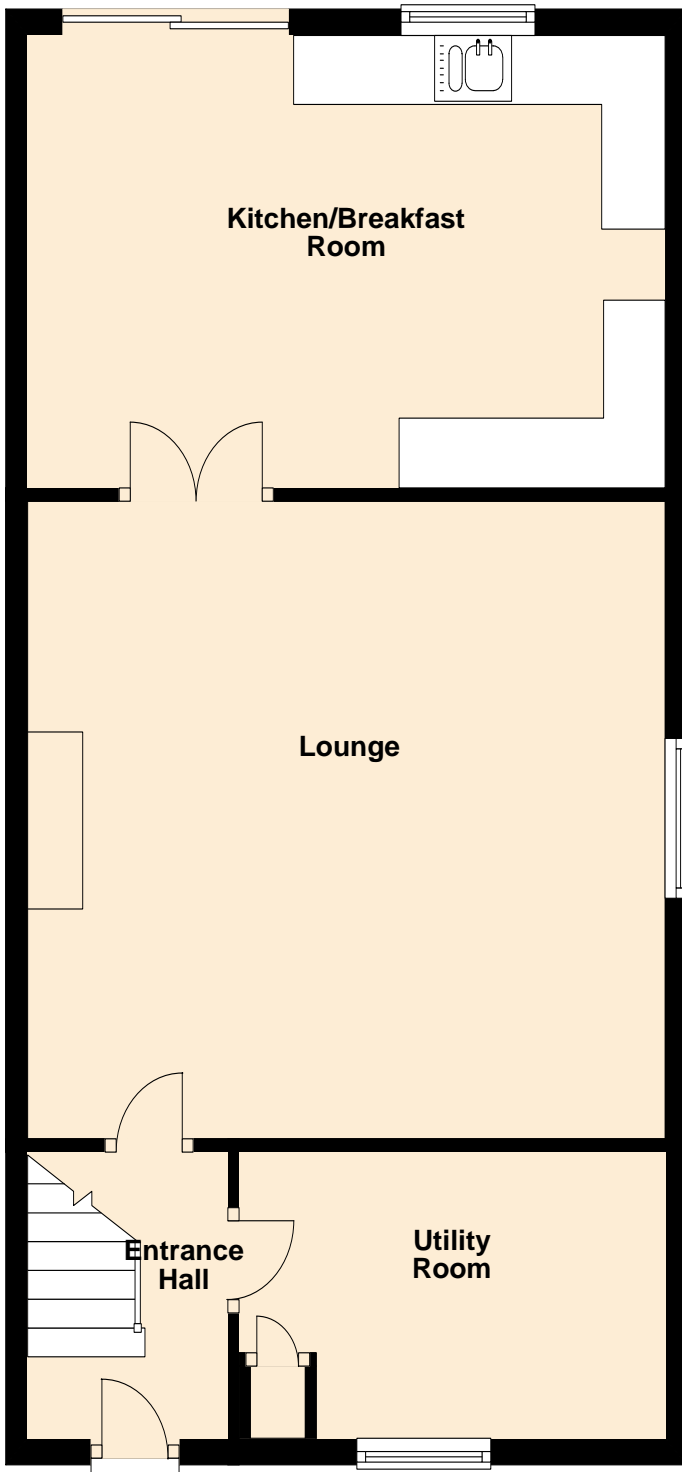
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 (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

