

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Elm Park Road, Reading, Berkshire, RG30 2TN



Situated to the west of Reading this two Bedroom Victorian mid terrace home is conveniently positioned within easy walking distance to public transport links, local amenities and west Reading train station, as well as Reading town centre located within short driving distance. Additional internal accommodation comprises of bay fronted Lounge, separate Dining room, refitted Kitchen and first floor refitted Bathroom suite. Benefiting further from fully decked private rear Garden, gas radiator central heating and on road permit parking, internal viewings come highly recommended.

Please contact West and Central office on (0118) 958 3333.

£169,950

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

email: tilehurst@sansome-george.com

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

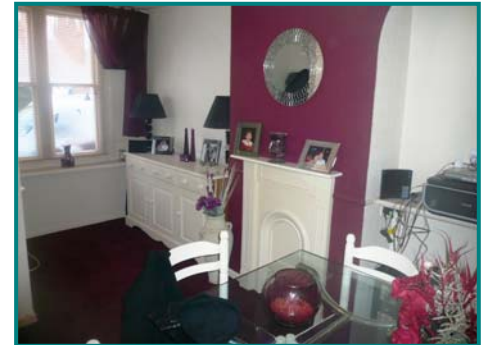
APPROACH

Via paved pathway leading to covered wooden door with inset frosted double glazed glass panel.



LOUNGE

(13'8" into bay x 10'9") Front aspect box bay sash window, front aspect wooden door with inset double glazed frosted panel, feature fire place, part strip wood effect laminate flooring, cupboard housing electrics, recessed coat storage, double radiator, textured ceiling.



DINING ROOM

(13'3" x 10'9") Rear aspect UPVC double glazed window, two double radiators, wall mounted thermostat, coved and textured ceiling, TV and Telephone points.

KITCHEN

(11'7" x 6'4") Side aspect hardwood door with inset double glazed panels, rear aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, inset stainless steel sink and drainer unit, space for freestanding oven and hob, plumbing for washing machine, space for fridge, tiled surrounds, strip wood effect laminate flooring, radiator.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with inset spot lighting, textured ceiling, strip wood effect laminate flooring, hatch providing access to loft space.

BEDROOM 1

(11'3" x 10'9") Front aspect sash windows, coved and textured ceiling, radiator, strip wood effect laminate flooring, built in storage cupboards with sliding doors.

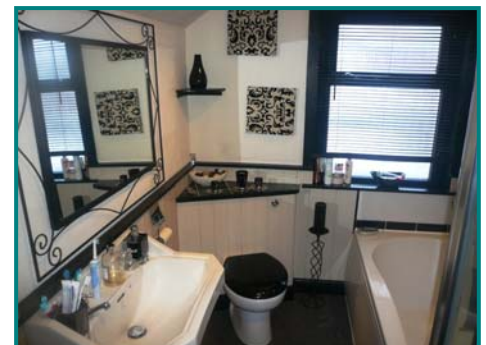


BEDROOM 2

(10'5" x 7'9") Rear aspect UPVC double glazed window, radiator, wall mounted storage units, textured ceiling.

BATHROOM

Rear aspect double glazed window. Fitted three piece white suite comprising of panel enclosed 'lovers' bath with electric 'triton' shower over, wall mounted pedestal wash hand basin, low level WC with push button flush, part tiled walls, inset spot lighting, extractor fan, double radiator, cupboard housing combination boiler with slattered shelving, textured ceiling.

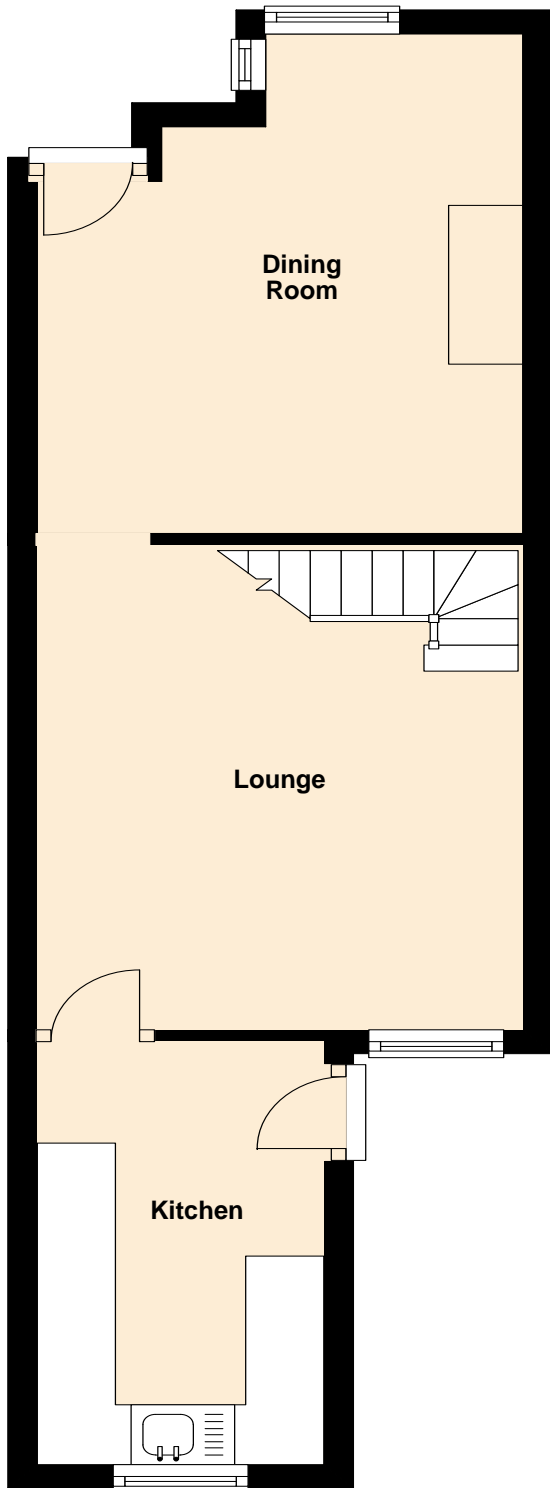


GARDEN

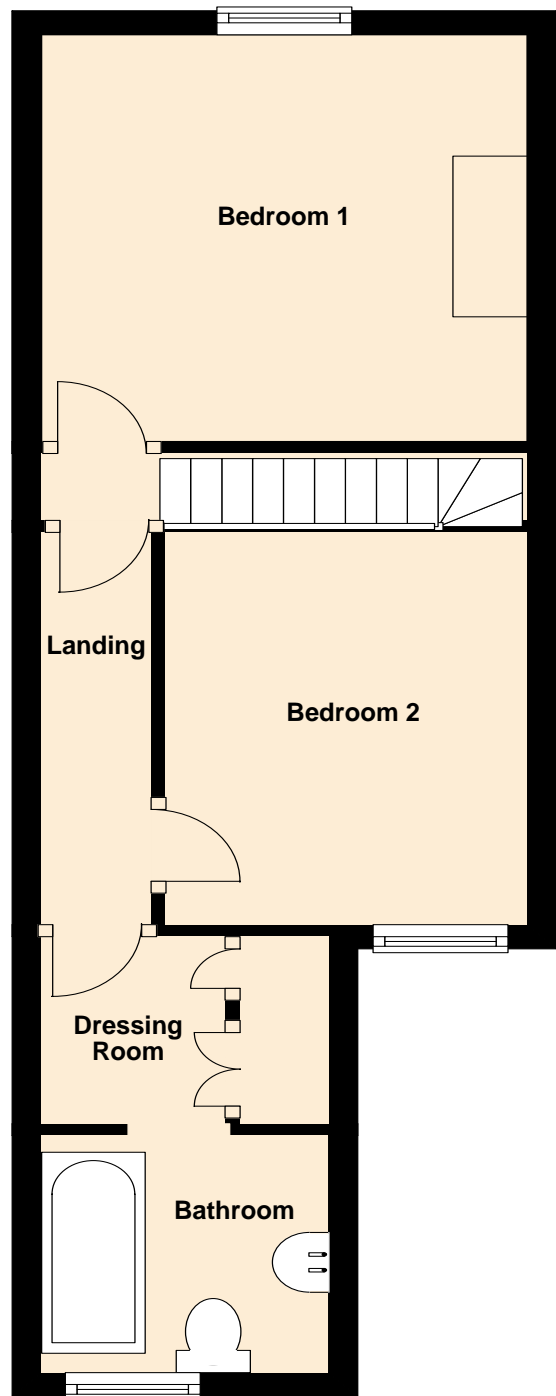
TO THE FRONT: - Paved pathway and recessed bin storage area enclosed by low level brick walling.

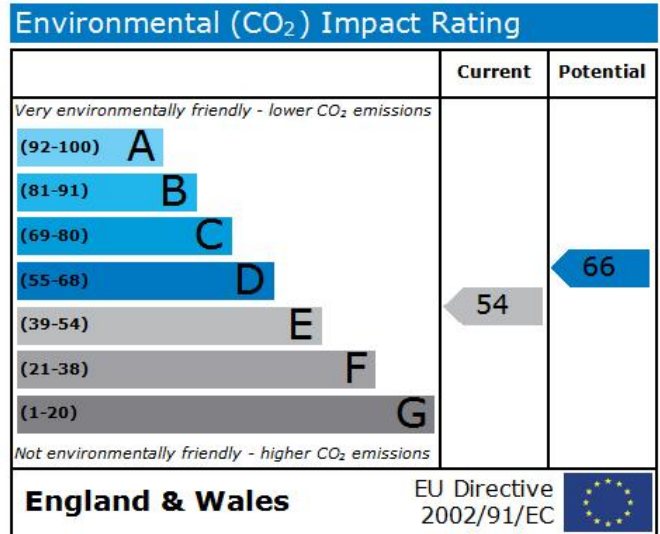
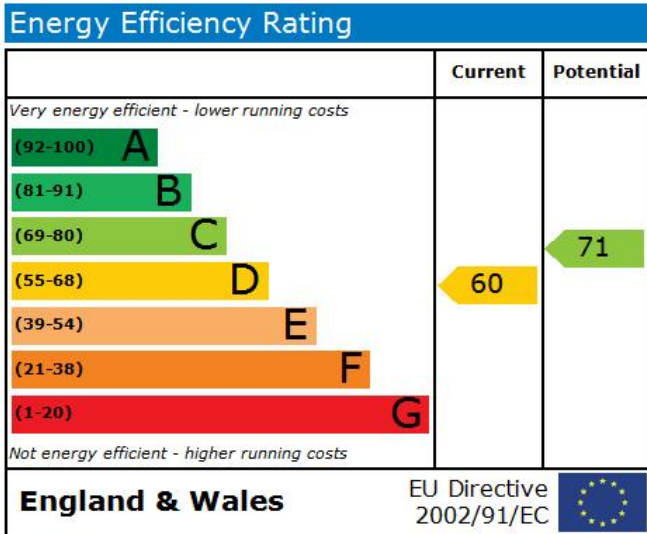
TO THE REAR: - Fully decked with timber storage shed and enclosed by timber fencing and low brick walling.

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.