

SANSOME & GEORGE

Residential Sales & Lettings

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Hartland Road, Reading, Berkshire, RG2 8BW



Positioned to the south of Reading and ideally located with Junction 11 of the M4, Green Park and Reading town centre all within short driving distance, this two 'double' Bedroom end town house has been subject to a complete refurbishment. Further internal accommodation comprises of 14' Lounge, Re-fitted Kitchen and Re-fitted Bathroom suites. Additionally benefiting from driveway parking, re-turfed large private rear Garden, UPVC double glazing and offered for sale with no onward chain complications, this home is competed by being fully rewired and re-plumbed with a new gas radiator central heating system. Please call West & Central Reading Office (0118) 958 3333.

£164,950

West & Central Reading

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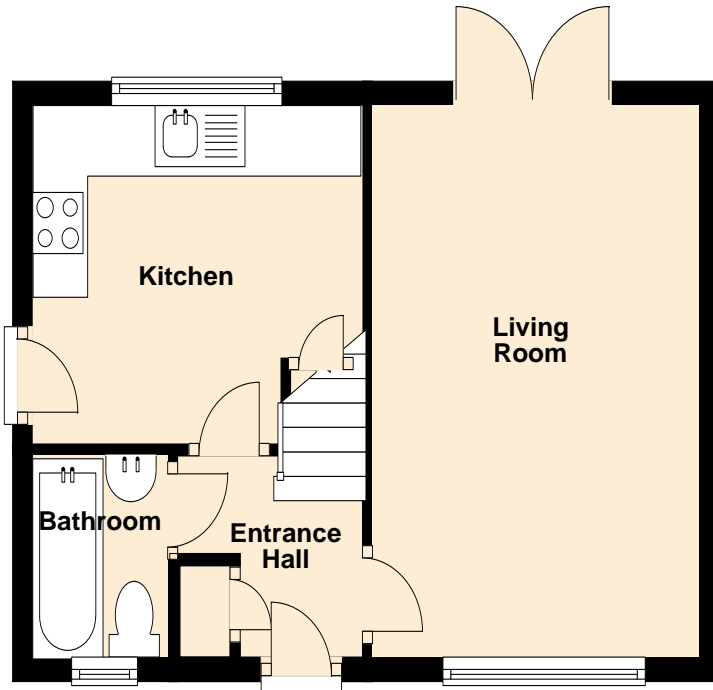
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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

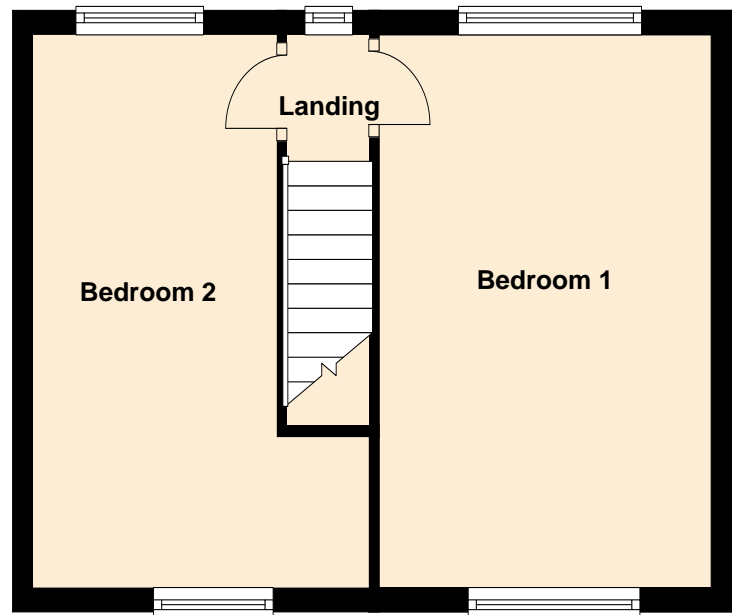
APPROACH	Via stoned driveway leading to UPVC double glazed door with inset frosted panel.
ENTRANCE HALL	Built in single storage cupboard.
LOUNGE	(14'10" x 10'8") Front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors to rear Garden, radiator, TV and telephone points.
KITCHEN	(11'0" x 8'10") Rear aspect UPVC double glazed window, side aspect UPVC double glazed door with frosted glass window, fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, integrated electric oven and four ring gas hob with stainless steel filter hood over, integrated dish washer, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, tiled surrounds, radiator, under stairs storage cupboard.
BATHROOM	Front aspect UPVC double glazed frosted window. Fitted three piece white suite comprising of panel enclosed bath with power shower over, wall mounted pedestal wash hand basin, low level WC with push button flush, heated towel rail, fully tiled walls, extractor fan.
STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with hatch providing access to loft space with power and light.	
BEDROOM 1	(14'9" x 10'8") Front and rear aspect UPVC double glazed windows, radiator.
BEDROOM 2	(14'9" x 11'0" max) Front and rear aspect UPVC double glazed windows, radiator.
GARDEN	TO THE FRONT: - Driveway parking for three to four vehicles, lawned area with shrub borders and enclosed by low level brick walling. TO THE REAR: - Mainly laid to lawn with paved patio area.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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 (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.