

SANSOME & GEORGE

Residential Sales & Lettings

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Connaught Road, Reading, Berkshire, RG30 2UP



Positioned within West Reading with West Reading train station, local shops and public transport links within walking distance, this Victorian 2+1 Bedroom bay fronted mid terrace property is conveniently located with Reading town centre a short drive away. Still maintaining many period characteristics with feature cast iron fireplaces to most rooms and sash windows, further internal accommodation comprises Lounge, separate Dining room, Kitchen and family Bathroom. Complimented further by landscaped private rear garden, on road permit parking and gas radiator central heating, early appointments are advised to avoid disappointment.

Please call West and Central Reading on (0118) 958 3333.

£174,950

West & Central Reading

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

APPROACH Via tiled pathway leading to solid wood front door.

ENTRANCE HALL Textured ceiling, picture rail, radiator, feature decorative archway.

LOUNGE (13'11" into bay x 8'10") Front aspect box bay sash window, textured ceiling, picture rail, feature cast iron fireplace, dimmer switch, TV point.

DINING ROOM (12'0" x 10'3") Rear aspect sash window, textured ceiling, picture rail, radiator, feature cast iron fireplace, built in single storage cupboard, wall mounted thermostat, telephone point.

KITCHEN (10'0" x 7'3") Side aspect window. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, space for freestanding oven and hob with fitted filter hood over, space for upright fridge/ freezer, wall mounted gas fired boiler, plumbing for dishwasher, tiled surrounds, textured ceiling.

REAR LOBBY Side aspect door with inset glazed panel, plumbing for washing machine.

BATHROOM Rear aspect frosted window. Three piece suite comprising panel enclosed bath with shower attachment over, wall mounted pedestal wash hand basin, low level WC, part tiled walls, radiator, textured ceiling.

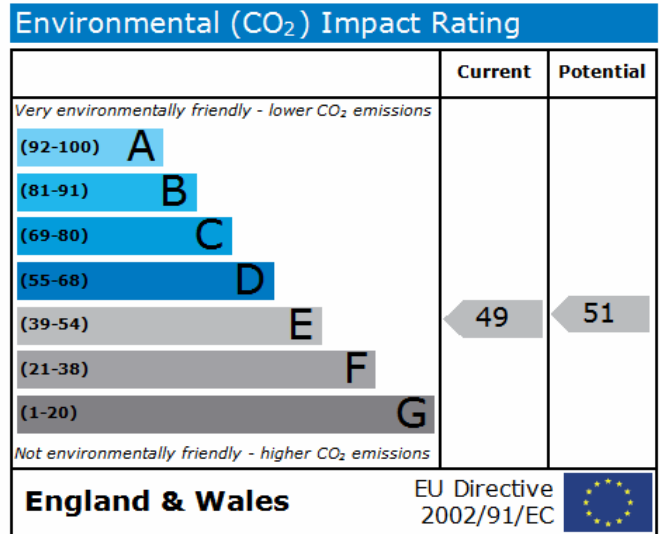
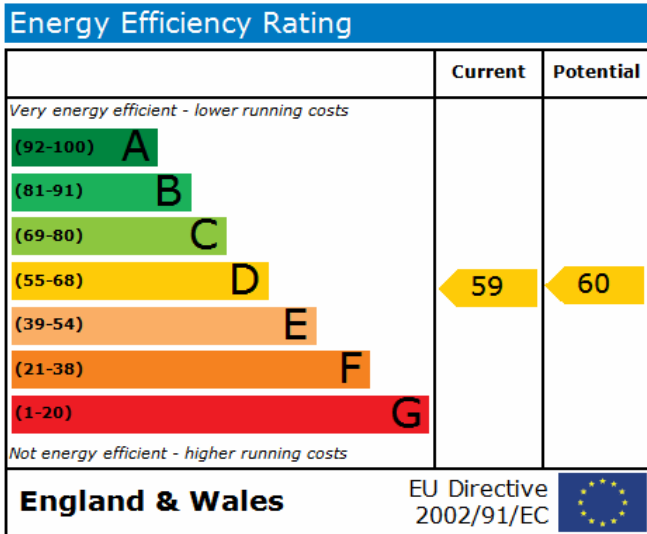
STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with textured ceiling, hatch providing access to loft space.

BEDROOM 1 (12'0" x 11'3") Front aspect sash window, textured ceiling, picture rail, radiator, feature cast iron fireplace, two built in single storage cupboards.



- BEDROOM 2** (12'0" x 10'3") Rear aspect sash window, textured ceiling, picture rail, radiator, TV point, feature cast iron fireplace, door to Bedroom 3.
- BEDROOM 3** (13'1" max x 7'2") Rear aspect sash window, textured ceiling, radiator, picture rail.
- GARDEN** **TO THE FRONT:** - Tiled pathway with recessed bin storage area and enclosed by low level brick walling and bushes.
TO THE REAR: - Paved patio area with raised decking area and enclosed by low level brick walling, external tap.





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.