

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Elm Park Road, Reading, Berkshire, RG30 2RT



Positioned within West Reading with West Reading train station, local shops and public transport links within walking distance, this in our opinion, well presented Victorian 2 'double' Bedroom end terrace property is conveniently located with Reading town centre a short drive away. Further internal accommodation comprises of bay fronted Lounge, separate Dining room, refitted Kitchen, Cloakroom/ Utility room and second floor four piece Bathroom. Complimented by private rear garden, UPVC double glazing and gas radiator central heating, this home additionally benefits from being offered for sale with no onward chain complications.

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

£159,950

West & Central Reading

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

APPROACH

Via gated concrete pathway leading to wooden door with inset glass panels.

PORCH

Wooden door with inset frosted glass panels, strip wood effect laminate flooring.

LOUNGE

(13'11" into bay x 10'8" max) Front aspect UPVC double glazed box bay fronted window, coved ceiling, under stairs storage cupboard, double radiator, TV and telephone points, strip wood effect laminate.



DINING ROOM

(10'5" x 10'4") Rear aspect double glazed door with inset frosted glass panel leading to the Garden, coved ceiling, feature cast iron fire place with wooden surround and hearth, double radiator, strip wood effect laminate flooring.



KITCHEN

(8'7" x 6'10") Side aspect 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, integrated electric oven with four ring gas hob and filter hood over, space for fridge/freezer, inset spot lighting, tiled surrounds and tiled flooring.



CLOAKROOM

(6'10" x 2'10") Rear aspect double glazed window, low level WC, wall mounted pedestal wash hand basin, plumbing for washing machine, wall mounted boiler, tiled flooring.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING

BEDROOM 1

(11'7" x 10'7") Front aspect UPVC double glazed window, coved ceiling, door leading to second floor Bathroom, TV point, double radiator.

BEDROOM 2

(10'6" x 10'5") Rear aspect UPVC double glazed window, coved ceiling, door leading to second floor bathroom, double radiator.



STAIRCASE GIVES ACCESS TO SECOND FLOOR

BATHROOM

Rear aspect double glazed 'Velux' window. Fitted four piece white suite comprising of freestanding Victorian style rolled top bath, fully tiled shower cubicle with power shower, wall mounted vanity unit with two wash hand basins, low level WC, bidet, tiled surrounds, tiled flooring, storage into eaves.



GARDEN

TO THE FRONT: - Gated concrete pathway and recessed bin storage area with bike anchor, enclosed by low level brick walling.

TO THE REAR: - Low maintenance fully paved Garden, wooden timber shed, enclosed by wooden panel fencing.



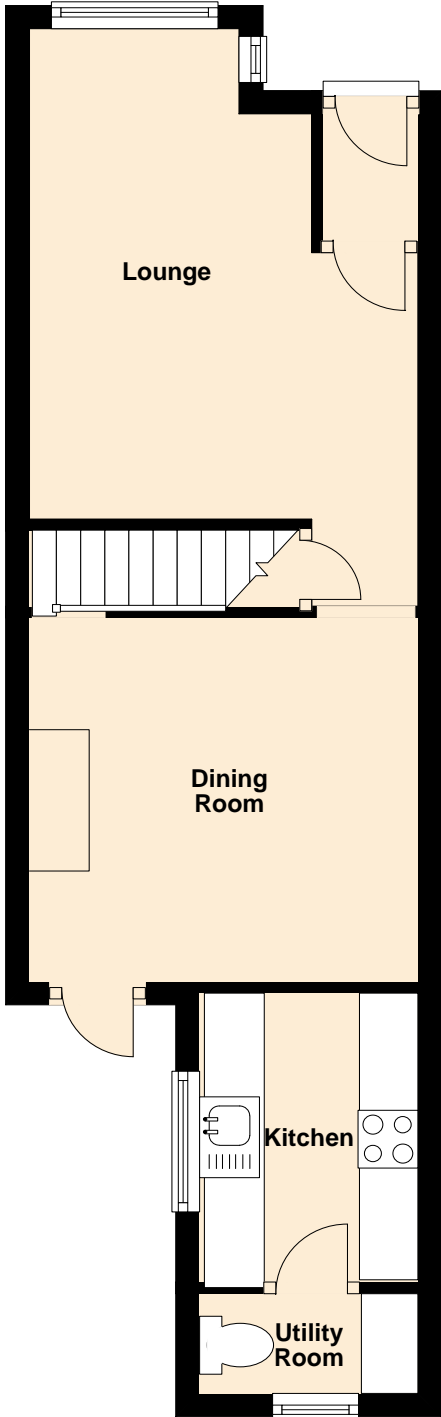
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	61
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	47	53
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

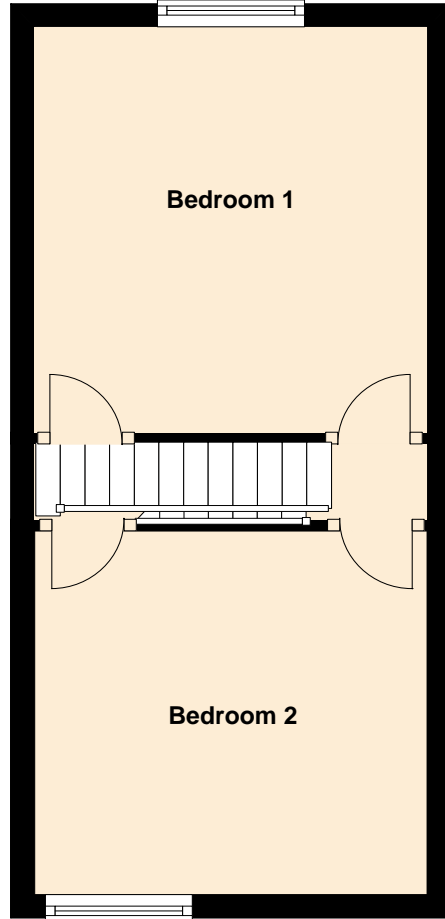
PURCHASER'S NOTE

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.

Ground Floor



First Floor



Second Floor

