

# SANSOME & GEORGE

Residential Sales & Lettings

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## Albany Road, Reading, Berkshire, RG30 2UN



In need of modernisation and positioned within West Reading with West Reading train station, local shops and public transport links within walking distance, this two 'double' Bedroom mid terrace property is conveniently located with Reading town centre a short drive away. Addition accommodation comprises of Lounge, Dining room, Kitchen and ground floor Bathroom, further benefiting from private rear Garden and on road permit parking, early viewings are advised to avoid disappointment.

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

### £134,950

#### 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 gated crazy paved pathway leading to covered part glazed door.

LOUNGE (11'6" x 10' max) Front aspect window, coved and textured ceiling, gas fire and TV point.

DINING ROOM (11'6" x 10'2") Rear aspect glazed door, under stairs storage cupboard and telephone point.

KITCHEN (7'6" x 5'8") Side aspect window. Fitted Storage unit with inset stainless steel sink and drainer, space for free standing cooker, plumbing for washing machine and part tiled walls.

LOBBY Side aspect part glazed door.

BATHROOM Rear aspect frosted window. Three piece suite comprising panel enclosed bath, wall mounted pedestal wash hand basin, low level WC, part tiled walls.

LEAN TO Part glazed door to Garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING doors leading to Bedrooms.

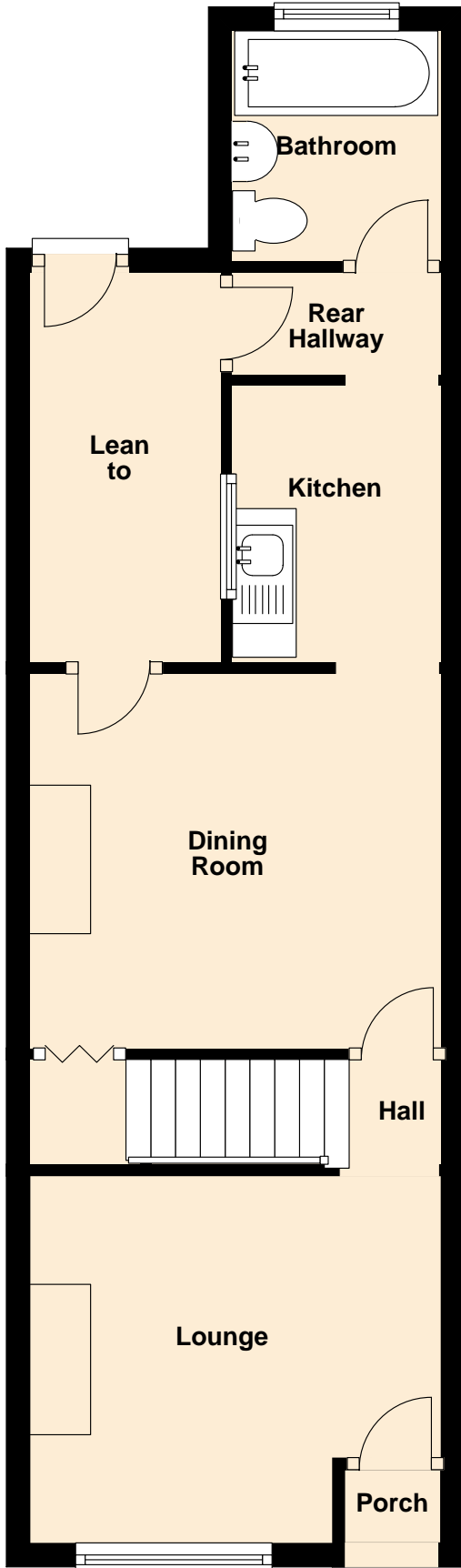
BEDROOM 1 (11'7" x 10'1") Front aspect window, built in storage cupboard, fitted wardrobes and hatch providing access to loft space.

BEDROOM 2 (11'8" x 10'3") Rear aspect window.

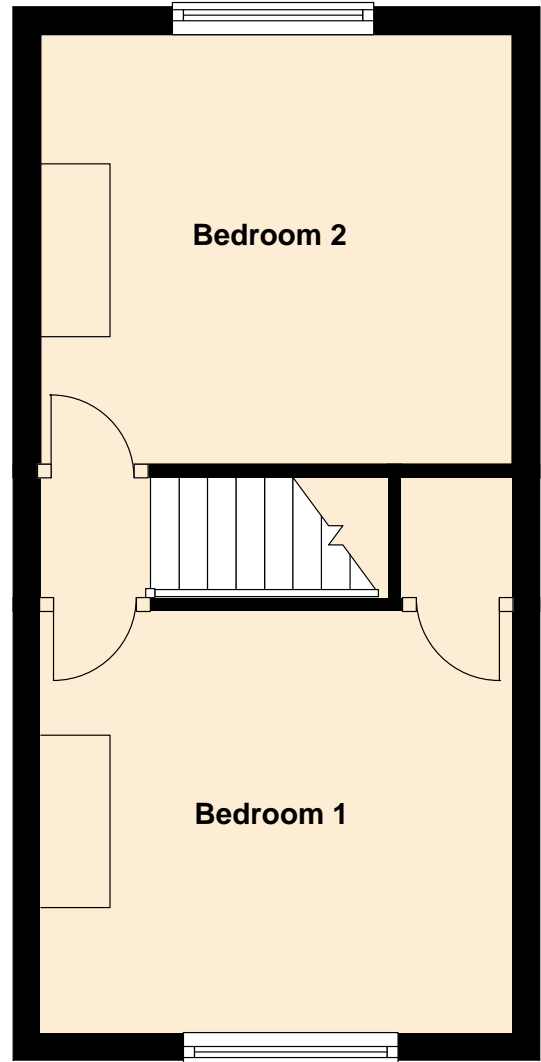
GARDEN **TO THE FRONT:** - Crazy paved pathway to front door, shrub borders, enclosed by low level brick wall.  
**TO THE REAR:** - Raised patio area with lawn and shrub borders, enclosed by brick walling and low level fencing.




**Ground Floor**




**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### 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.