

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Little Street, Reading, Berkshire, RG1 7PB



Positioned close to central Reading this two Bedroom Victorian mid terrace home is conveniently located with Reading town centre, central train station and local shopping facilities all within easy walking distance. Additional internal accommodation comprises of Lounge, kitchen and ground floor Bathroom, further benefiting from private rear Garden, UPVC double glazed windows, gas radiator central heating and offered for sale with no onward chain complications, early viewings are advised  
Please call our West and Central Reading office on (0118) 958 3333.

## £149,950

### West & Central Reading

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

**APPROACH** UPVC double glazed front door gives access.

**LIVING ROOM** (11'7" x 9'9") Front aspect UPVC double glazed window, UPVC double glazed front door with inset frosted panel, strip wood effect laminate flooring, coved and textured ceiling, electric fireplace, double radiator.



**KITCHEN** (11'7" x 10'2") Rear aspect UPVC double glazed window. Fitted with a range of base and eye level units with rolled edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, double electric oven and 4 ring gas hob with filter hood over, tiled surrounds, strip wood effect laminate flooring, coved and textured ceiling, double radiator.



**INNER LOBBY** Side aspect UPVC double glazed door, strip wood effect laminate flooring, plumbing for washing machine, textured ceiling.

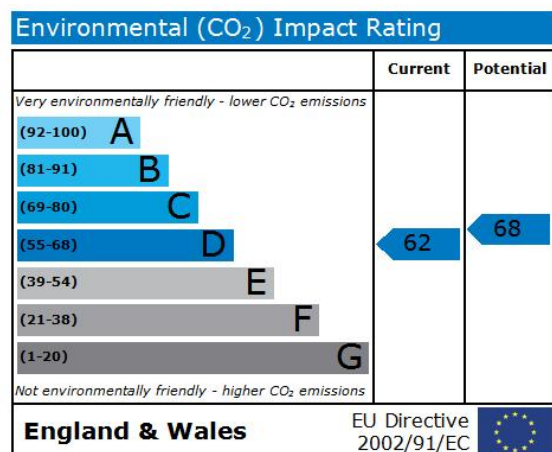
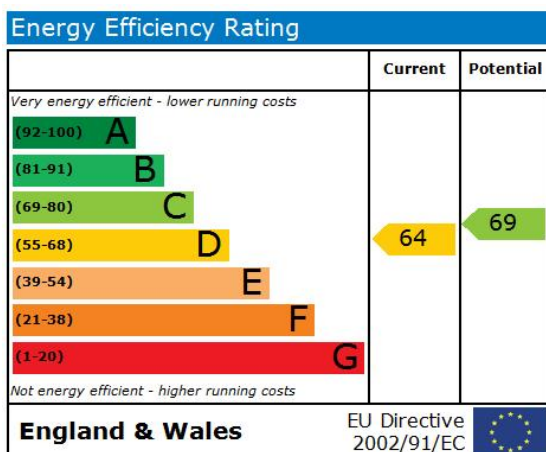
**BATHROOM** Side aspect UPVC double glazed frosted window. Three piece white suite comprising fully tiled shower cubicle with 'Mira' power shower, low level WC with push button flush, wall mounted pedestal wash hand basin with tiled splash backs, tiled floor, double radiator, textured ceiling.

**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** smoke alarm, coved and textured ceiling.

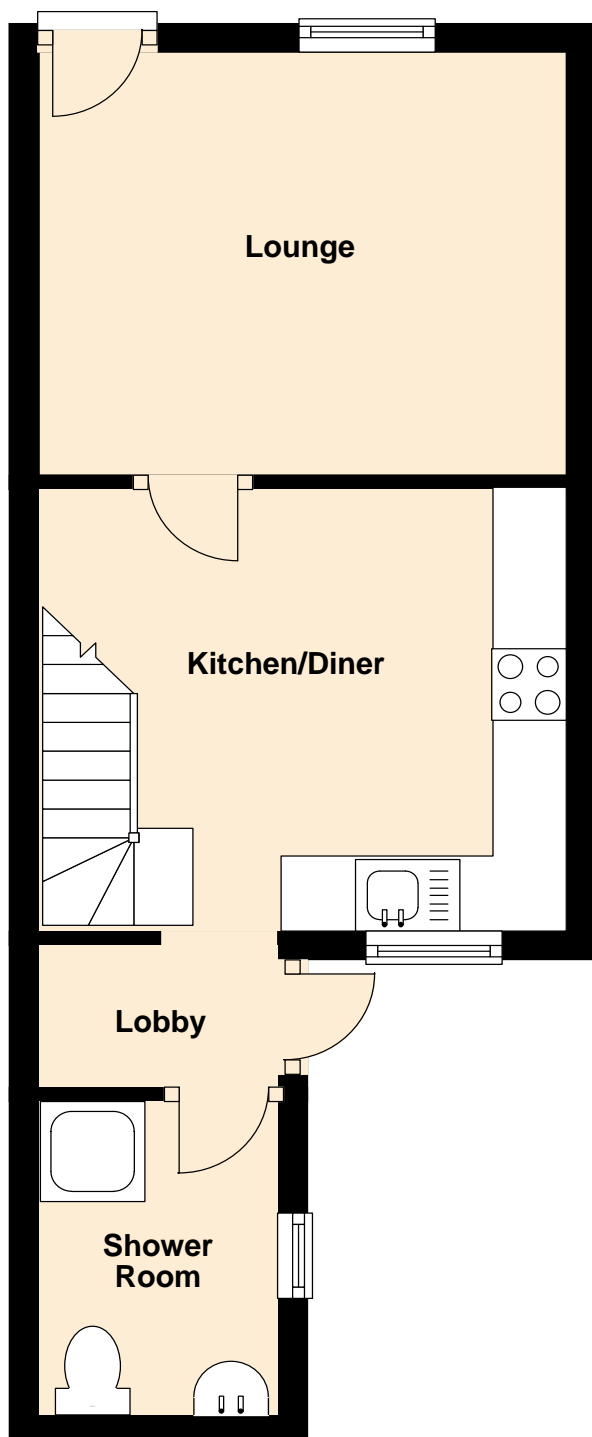
**BEDROOM 1** (11'7" x 9'6") Front aspect UPVC double glazed window, coved and textured ceiling, double radiator.

**BEDROOM 2** (10'3" x 8'9") Rear aspect UPVC double glazed window, coved and textured ceiling, double radiator, hatch providing access to loft space, cupboard housing combination boiler.

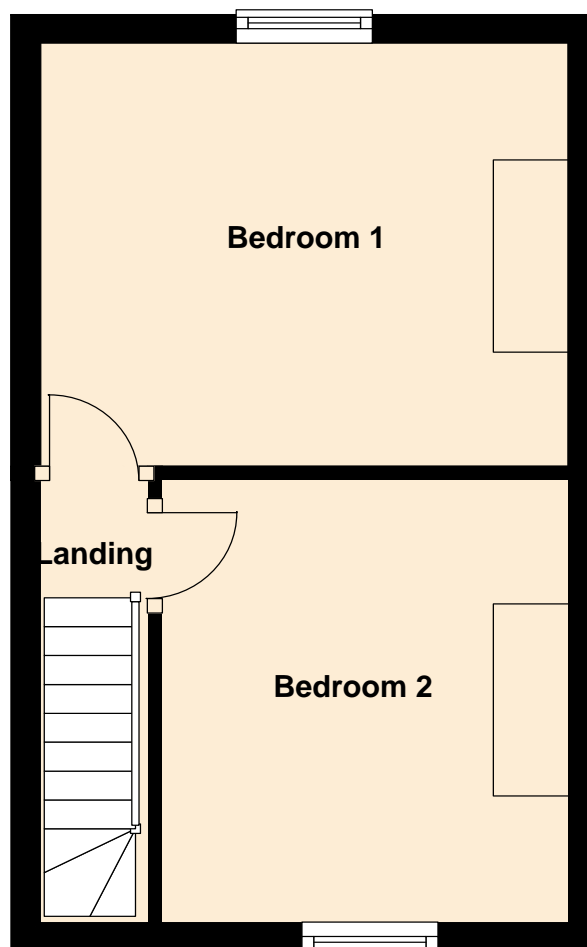
**GARDEN** **TO THE REAR :-** Mainly laid with pebbled area with shrub borders and fully enclosed by low level brick walling and timber fencing.



## 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.