

SANSOME & GEORGE

Residential Sales & Lettings

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Sherwood Street, Reading, Berkshire, RG30 1LF



Having been subject to recent internal improvement and positioned to the West of Reading this two Bedroom Victorian end town house is conveniently located within walking distance to local public transport links and shopping facilities. Further internal accommodation comprises of bay fronted Lounge, separate Dining room, Kitchen and first floor Bathroom. Benefitting further from gas radiator central heating, UPVC double glazing, private rear Garden with potential for off road parking, this home additionally benefits from being offered for sale with no onward chain complications. Please call West and Central Reading on (0118) 958 3333.

£184,950

West & Central Reading

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Tilehurst & Purley

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Lettings & Management

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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 wooden front door.

LOUNGE (13'10" into bay x 13'8") Front aspect UPVC double glazed bay fronted window, coved ceiling, strip wood effect laminate flooring, inset spot lighting, dimmer switch, radiator, TV and telephone points.

DINING ROOM (13'9" x 10'4") Rear aspect UPVC double glazed window, coved ceiling, radiator, built in single storage cupboard, strip wood effect laminate flooring.

KITCHEN (13'10" x 7'11") Rear aspect and side aspect UPVC double glazed windows, side aspect timber door. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset one and a quarter bowl stainless steel sink and drainer unit, integrated electric oven and four ring electric hob with filter hood over, space for fridge, tiled surrounds, tiled floor, wall mounted boiler.

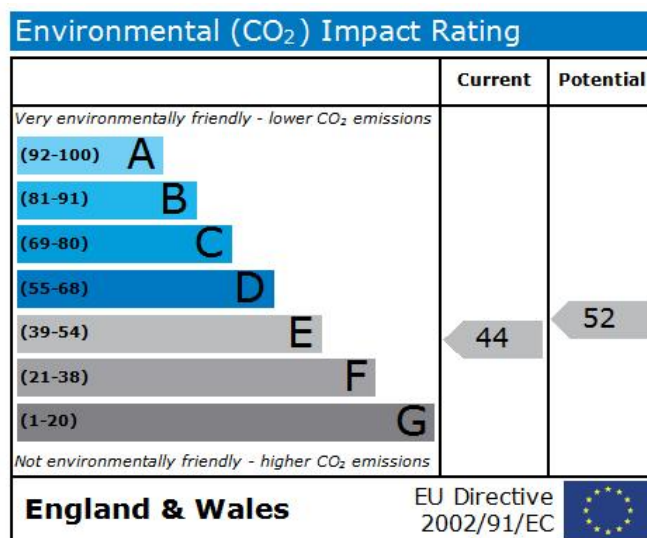
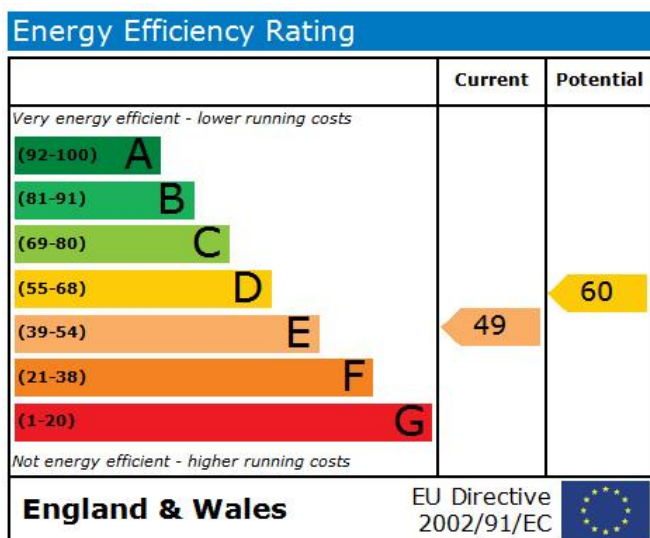
STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with hatch providing access to the loft space, radiator, coved ceiling,

BEDROOM 1 (14'3" into cupboards x 10'10") Two front aspect UPVC double glazed windows, coved ceiling, radiator, range of fitted wardrobes, feature cast iron fire place with wooden surround.

BEDROOM 2 (10'9" x 10'7") Rear aspect UPCV double glazed window, coved ceiling, radiator, Telephone point, dimmer switch.

BATHROOM Rear aspect UPCV double glazed frosted window. Fitted three piece white suite comprising of panel enclosed bath with shower attachment, two wall mounted pedestal wash hand basins, low level WC, part tiled walls, radiator, built in storage cupboard with plumbing for washing machine.

GARDEN **TO THE REAR:-** Blocked paved patio area with side access gate, shrub boarders, external tap, parking area with rolling timber gates, fully enclosed by wooden panel fencing.





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.