

# SANSOME & GEORGE

Residential Sales & Lettings

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## Ground Floor, 17 Norfolk Road, Reading, Berkshire, RG30 2EG



Offered for sale this, in our opinion, well presented ground floor one Bedroom apartment was originally built as a Victorian mid terrace and has been split down professionally into two apartments. Located to the West of Reading and conveniently positioned within walking distance of local amenities, public transport links and West Reading train station, this home also backs onto parkland to the rear. Additional accommodation comprises of Lounge, Kitchen, Re-fitted Bathroom and further benefits from private rear Garden, UPVC double glazing and Gas radiator central heating. To arrange an internal inspection, please call West and Central Reading on (0118) 958 3333.

## £134,950

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

0118 958 3333

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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 Tiled Pathway to hardwood communal front door.

ENTRANCE HALL Communal, coved ceiling, entrance door to:-

LOUNGE (13'2" max x 12'10") Rear aspect UPVC double glazed window, strip wood effect laminate flooring, TV and Sky point, telephone point, cupboard housing meters, wall mounted thermostat radiator, doors to Bedroom and Kitchen.



BEDROOM (14'7" into bay x 9'9") Front aspect UPVC double glazed bay window, radiator, coved and textured ceiling, TV point.



KITCHEN (8'7" x 8'4") Side aspect UPVC double glazed window, side aspect hardwood door to Garden. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, plumbing for washing machine, integrated electric oven and hob, space for fridge/freezer, tiled surrounds, tiled flooring, doors to bathroom.

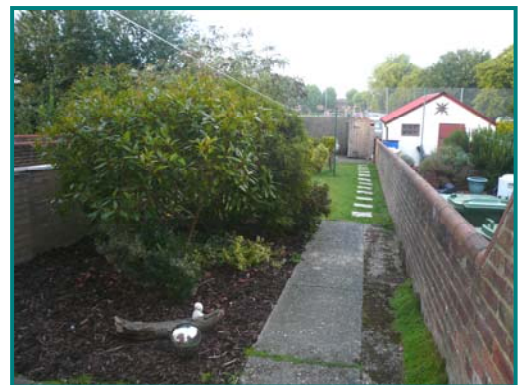


BATHROOM Side aspect UPVC double glazed frosted window. Fitted white suite comprising panel enclosed bath with power shower over, wall mounted wash hand basin, wall mounted combination boiler, heated towel rail, radiator, fully tiled walls, tiled flooring, extractor fan, opening to WC.


WC Rear aspect frosted window, low level WC with push button flush, fully tiled walls, tiled flooring.

GARDEN **TO THE FRONT:** - Wood chipped area with space for bin storage, enclosed by low level brick walling.


**TO THE REAR:-** Patio area with concrete path leading past wood chipped area with various shrubs, turfed area with stepping stones to rear patio area with various shrubs and timber storage shed, enclosed by low level brick walling.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.

# Ground Floor

