

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Elm Park Road, Reading, Berkshire, RG30 2TN



This two 'double' Bedroom home is located within easy walking distance of West Reading railway station, local bus routes and a short drive into Reading town centre. Having been subject to recent internal improvement including Re-fitted Kitchen and Bathroom suites, this property features an open plan 27' Lounge/ Diner and easy maintenance private Rear Garden. Benefiting further from double glazed windows and gas radiator central heating, early viewings are advised. Please contact West and Central office 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

ENTRANCE HALL Part glazed hardwood door gives access, tiled and strip wood effect laminate flooring, textured ceiling, door to:-

LOUNGE AREA (14'1" into Bay x 10'9") Front aspect double glazed bay window, strip wood effect laminate flooring, double radiator, dado rail, textured ceiling, under stairs storage cupboard, TV and Telephone points.

DINING AREA (10'9" x 10'6") Rear aspect double glazed window, strip wood effect laminate flooring, smoke alarm, wall mounted electronic thermostat and central heating controls, storage cupboard house fuse board, textured ceiling, dado rail, double radiator stairs to first floor, door to:-

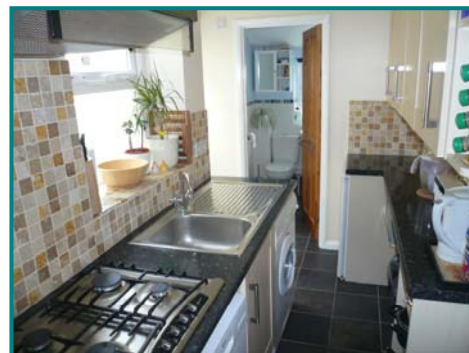
KITCHEN (10'5" x 6'8" max) Side aspect double glazed window, side aspect part frosted double glazed door to Garden. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, inset stainless steel single bowl sink and drainer unit with swan neck mixer tap, integrated electric oven and 4 ring gas hob with filter hood over, tiled surrounds, tiled floor, radiator, plumbing for automatic washing machine and slim line dishwasher, space for fridge, hatch providing access to eve storage, door to:-

BATHROOM Rear aspect frosted double glazed window. Three piece white suite comprising panel enclosed bath with shower attachment over, low level push button flush WC, pedestal wash hand basin, part tiled walls, wall mounted heated towel rail, extractor fan, tiled floor.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with textured ceiling, doors to Bedrooms.

BEDROOM 1 (11'0" x 10'10") Front aspect double glazed window, double radiator, fitted wardrobes, built in over stairs storage cupboard, TV and Telephone points.

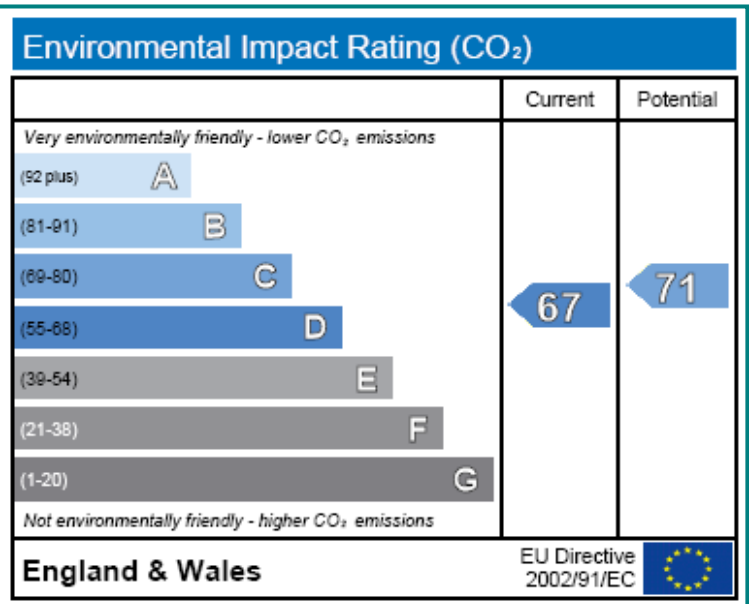
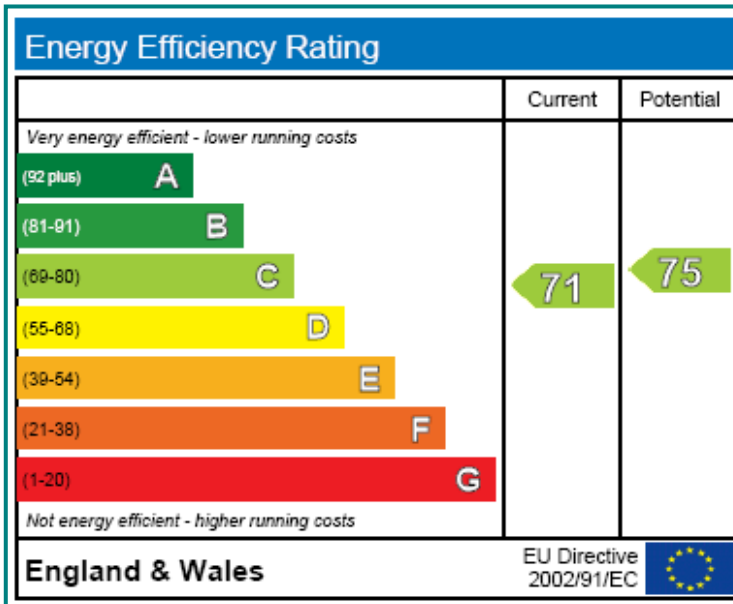
BEDROOM 2 (10'10" x 10'4") Rear aspect double glazed window, textured ceiling, double radiator, built in cupboard housing combination boiler, built in over stairs storage cupboard hatch providing access to loft space.



GARDEN

TO THE FRONT:- Gated entrance with tiled pathway to front door, recessed bin storage area, enclosed by low level brick walling.

TO THE REAR:- Fully paved with raised flower bed boarders, enclosed by low level brick walling and wood panel fencing.

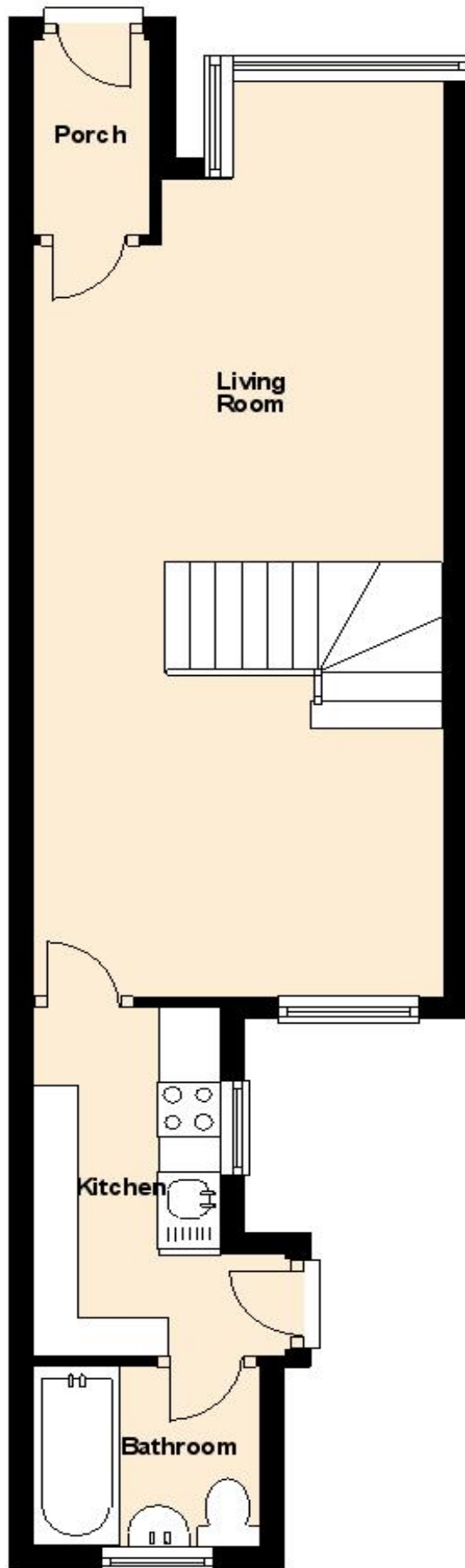


** FLOORPLAN OVERLEAF **

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

