

# SANSOME & GEORGE

Residential Sales & Lettings

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

## Belmont Road, Reading, Berkshire, RG30 2UU



Located within walking distance to local shops, bus routes and Reading West railway station, this 2+1 Victorian mid terrace still maintains many original features including strip wood flooring and feature fireplaces to most rooms. Additional accommodation comprises of Two Reception Rooms, Re-fitted kitchen and family Bathroom and the property further benefits from UPVC double glazed windows, Gas radiator central heating, private rear Garden and recently re-furbished roof.

Please call Sansome & George Central and West Reading office on (0118) 958 3333.

## £167,500

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

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### Tilehurst & Purley

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### Lettings & Management

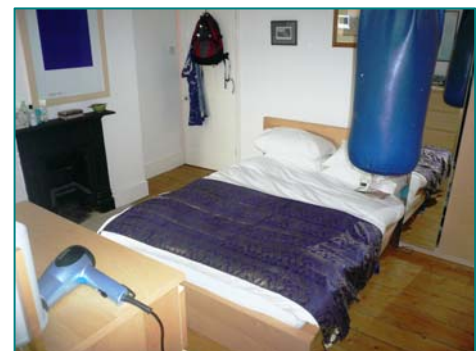
298 Oxford Road  
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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH	Hardwood front door to Lounge
LOUNGE	(13'5" into Bay x 11'11") Front aspect UPVC double glazed Bay window, strip wood effect laminate flooring, double radiator, feature open fireplace with tiled surrounds and hearth, coved ceiling, opening to stairs and Dining room, under-stairs storage cupboard, TV point.
DINING ROOM	(11'11"x 10'11") Rear aspect UPVC double glazed window, stripped wood flooring, feature fireplace with tiled surround and hearth, coved ceiling, telephone point, double radiator.
KITCHEN	(8'11" x 6'11") Side aspect UPVC double glazed window. Fitted with a range of base level storage units with rolled edge work surfaces, inset sink and drainer unit, wall mounted shelving units, part tiled walls, tiled floor, plumbing for washing machine, space for cooker, UPVC double glazed door to Covered Area, door to Bathroom.
COVERED AREA	Door to Garden.
BATHROOM	Rear aspect UPVC double glazed frosted window, panel enclosed bath with power shower over, wall mounted pedestal wash hand basin, radiator, fully tiled walls, tiled floor, door to WC.
WC	Low level WC, rear aspect UPVC frosted double glazed window, fully tiled walls and floor, radiator.
<b>STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING</b>	<b>with doors to Bedroom 1 and 2.</b>
BEDROOM 1	(11'11"x 10'11") Dual front aspect UPVC double glazed windows, double radiator, ornate feature fireplace and tiled hearth, stripped wood flooring, storage cupboard, picture rail.
BEDROOM 2	(11'10"x 11'1") Rear aspect UPVC double glazed window, radiator, ornate feature fireplace and tiled hearth, stripped wood flooring, picture rail, loft hatch, door to Bedroom 3.
BEDROOM 3	(8'11"x 6'11") Rear aspect UPVC double glazed window, ornate feature fireplace and tiled hearth, stripped wood flooring, picture rail, cupboard housing combination boiler, radiator.



**GARDEN**

**TO THE FRONT** is concrete paved and enclosed by low level brick walling.

**TO THE REAR** is a concrete patio with path leading to further patio area, raised flower beds enclosed by low level brick walling.



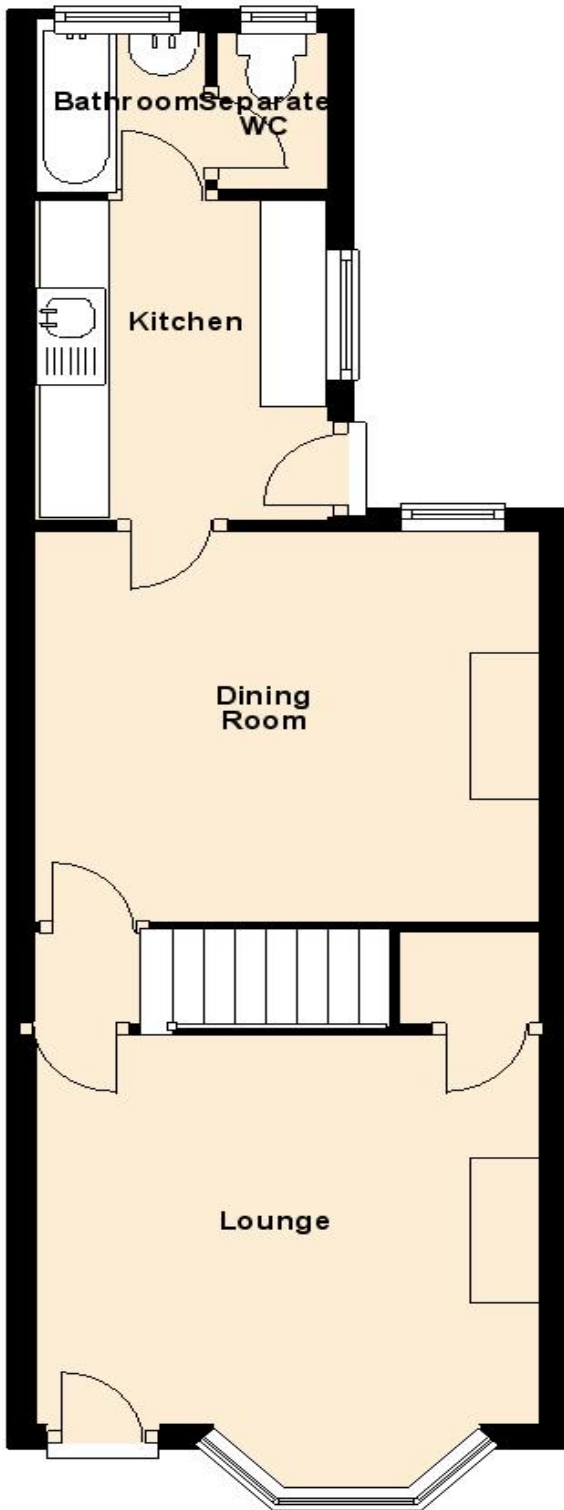
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

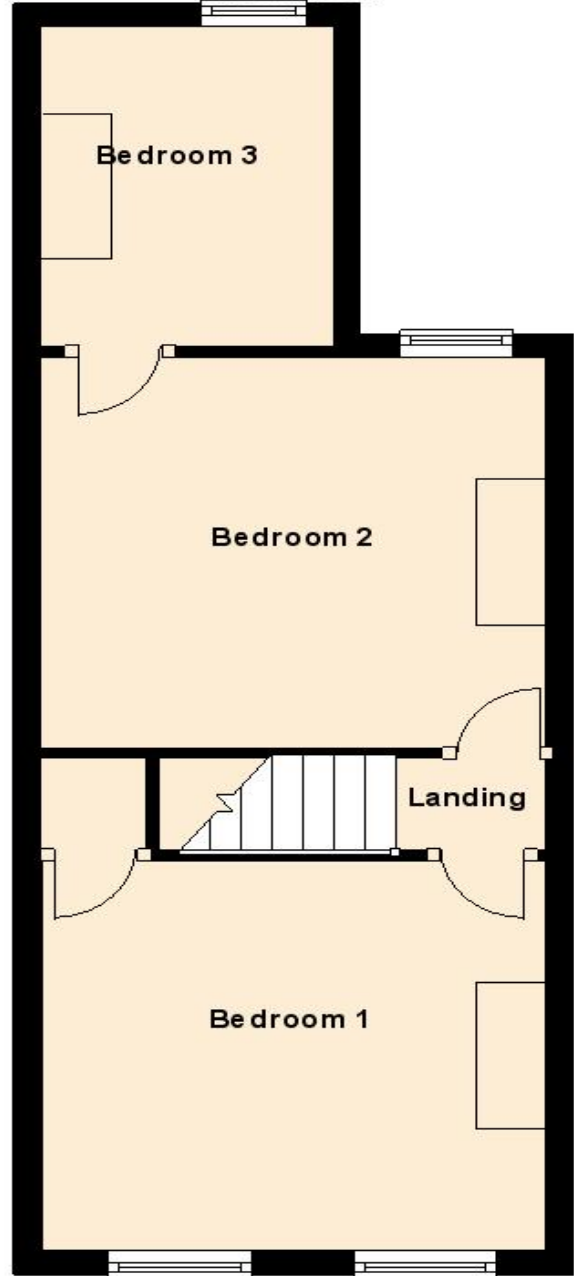
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - 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.

## 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.