



sansome  george

92 Katesgrove Lane, Reading, Berkshire, RG1 2ND
£310,000 Freehold

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Residential Sales & Lettings

- Attractive Victorian End of Terrace House
- Minutes level walk from Reading Town Centre
- Entrance Hall with stairs to 1st Floor
- Dual aspect Dining Room with access to Cellar
- 2 separate Bedrooms each in excess of 10'
- Retaining original character features throughout
- Westerly aspect Rear Garden with secure side gate
- Living Room with bay window and fireplace
- 10' dual aspect fitted Kitchen includes integrated oven and hob
- Separate 3 piece 1st floor Bathroom

This charming Victorian end of terrace house is conveniently situated within a short walk of Reading Town Centre and Mainline Train Station (London Paddington 27 mins) as well as a range of amenities to include Gyms, Cafes, Restaurants and Bars as well as a choice of High Street shops and leisure/recreational pursuits. The River Kennet is yards away at the foot of the adjoining cul-de-sac and numerous retail/shopping parks and supermarkets are close by, as is Reading University Campus, Royal Berkshire Hospital, Football Stadium and also the M4 Motorway being a simple commute by car via the nearby A33 or A4.

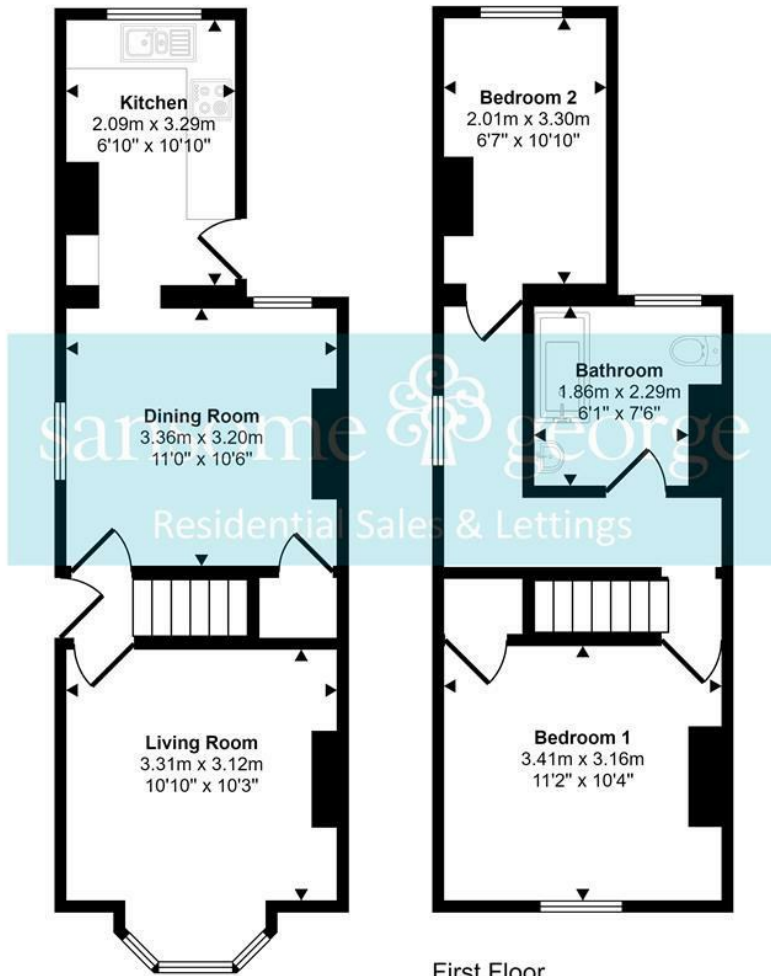
This characterful home retains many original features to include open fireplaces, large sash windows and high ceilings, exposed floor boards and also a small cellar. The front door opens to an entrance hall with stairs ahead rising to the first floor and doors to both separate reception rooms. These comprise of living room with front aspect bay window and original feature fireplace and a dual side and rear aspect dining room with a hatch set in the floor giving access to the cellar under the dining room (with restricted height). In turn, the dining room leads to a well appointed kitchen with integrated oven and hob, rear aspect window and a side aspect courtesy door leading to the rear garden. On the first floor, 2 separate Bedrooms are serviced by a separately approached rear aspect Bathroom with feature fireplace and white 3 piece suite including shower over bath. Both bedrooms measure in excess of 10' and Bedroom 1 also enjoys a feature fireplace and built in cupboard. Outside, this delightful home is complemented by a private rear garden with a westerly aspect, enclosed by wooden fencing and a Victorian brick wall. An established shrub bed is surrounded by chipped slate to provide a patio area where three steps lead down to a useful secure side gate giving pedestrian access.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B



Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft

First Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

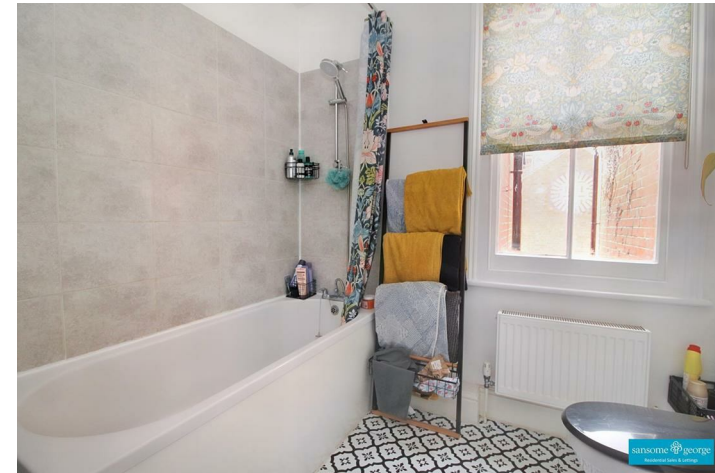


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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