



sansome  george

520 Oxford Road, Reading, RG30 1EG
Guide Price £300,000 Freehold

sansome  george
Residential Sales & Lettings

- A Unique Victorian End Terrace House
- Larger Than Average Entrance Hall
- Spacious First Floor Bathroom
- North Aspect Rear Garden
- Gas Fired Central Heating
- 'No Onward Chain' Complications
- Fitted Kitchen
- 2 'Double' Bedrooms
- Partial UPVC Double Glazing
- Within Minutes Walk Of Local Amenities

Situated just under 2 miles to the west of Reading Town Centre this rare available Victorian end terrace house offers well planned and deceptively spacious accommodation. A wealth of amenities to include Supermarkets, Pubs, Cafes, Restaurants, Hardware Stores, 24 hour Gym, Doctors Surgery and Chemist as well as the 24 hour number 17 bus route are all ideally located within 5 minutes walk. The property is also conveniently under 1 mile from both Tilehurst Train Station (Paddington, Oxford, Didcot) and Reading West Train Station (Newbury Theale, Basingstoke) as well as being under 2 miles from Reading Town Centre also with mainline Train Station. Prospect Park, Kensington Recreation Ground and the River Thames with surrounding Meadows are also all under 1 mile, and easily accessible.

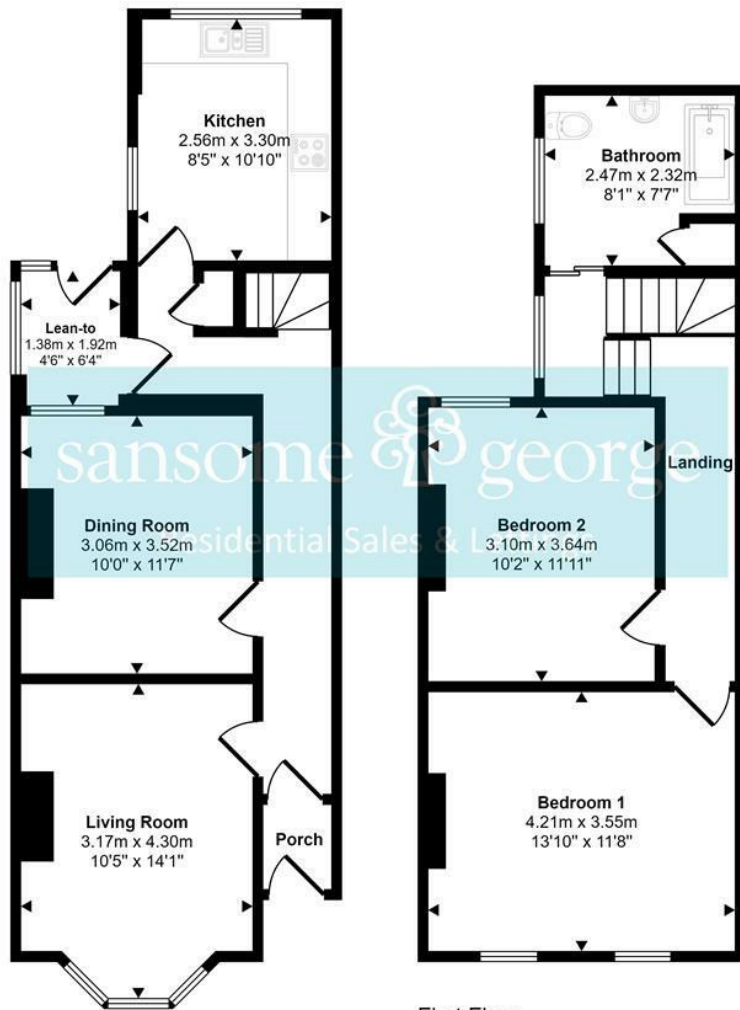
Offered to the market with the added advantage of 'No Onward Chain' this attractive home is approached via path to a Covered Porch with Front door opening to a larger than average Entrance Hall which gives access to 2 separate Reception Rooms, a practical side aspect door to the Garden, stairs rising to the First Floor and opens to well appointed rear aspect fitted kitchen. The versatile Reception Rooms comprise of Living Room with front aspect bay window and a separate rear aspect Dining Room. On the First Floor, the central Landing services 2 separate 'double' Bedrooms and a large family bathroom. To the rear of the property, The Garden is enclosed by wooden fencing and enjoys a Northly aspect.

With over 950 sq ft (89 sq m) of internal space complemented by partial UPVC double glazing and gas fired central heating to radiators, this deceptively spacious, individual and rare style of Terrace House must be seen to be appreciated. For more information or to schedule a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

Reading Council Tax: Band C



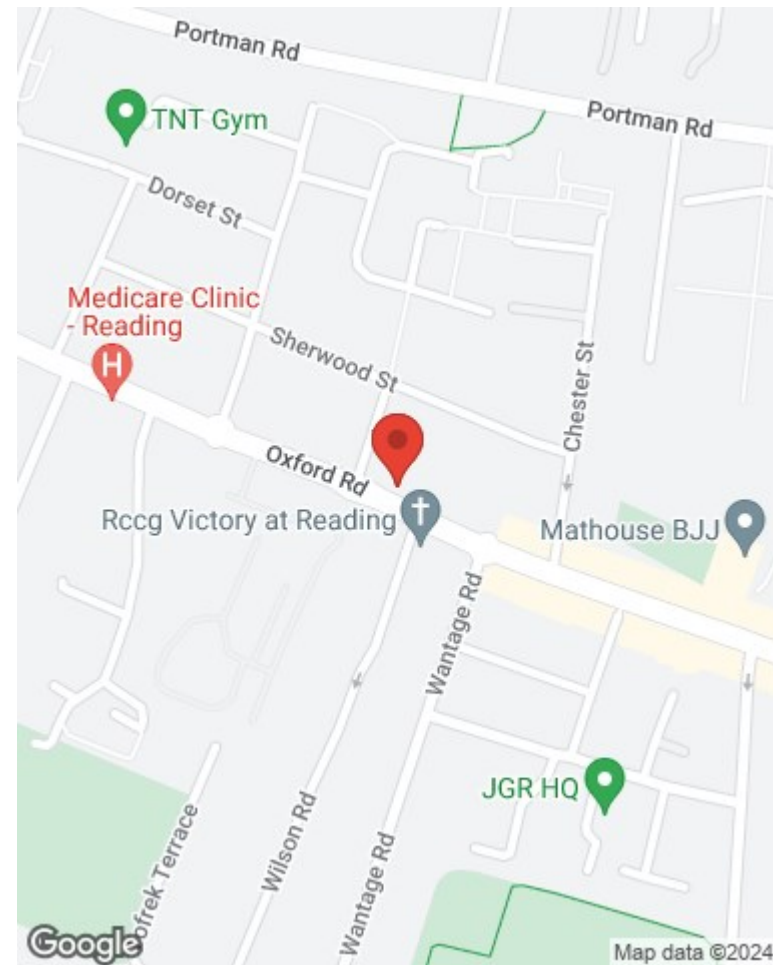
Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 41 sq m / 444 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			
England & Wales	EU Directive 2002/91/EC	60	83

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			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com