



sansome  george

657 Oxford Road, Reading, Berkshire, RG30 1HP
Offers In Excess Of £290,000 Freehold

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Residential Sales & Lettings

- Mid Terrace House located close to amenities
- Tiled Entrance Hall with stairs to first floor
- Separate Reception Room open plan to Kitchen
- Ground floor Bathroom
- En-suite Bathroom to Bedroom 1
- No 'Onward Chain' complications
- Versatile front aspect Reception Room
- Modern fitted Kitchen including Breakfast Bar
- 2 'double' Bedrooms
- South facing Rear Garden

Offered to the market with the added advantage of no 'Onward Chain' complications, this Mid Terrace House is conveniently situated minutes level walk away from a full range of amenities to include 24 hour bus service, Reading West Train Station (London Paddington, Reading main line, Newbury, Basingstoke) as well as a range of supermarkets, shops, restaurants, pubs plus numerous gyms and green spaces to include Prospect Park, as well being only just over 1.5 miles to the west of Reading Town Centre.

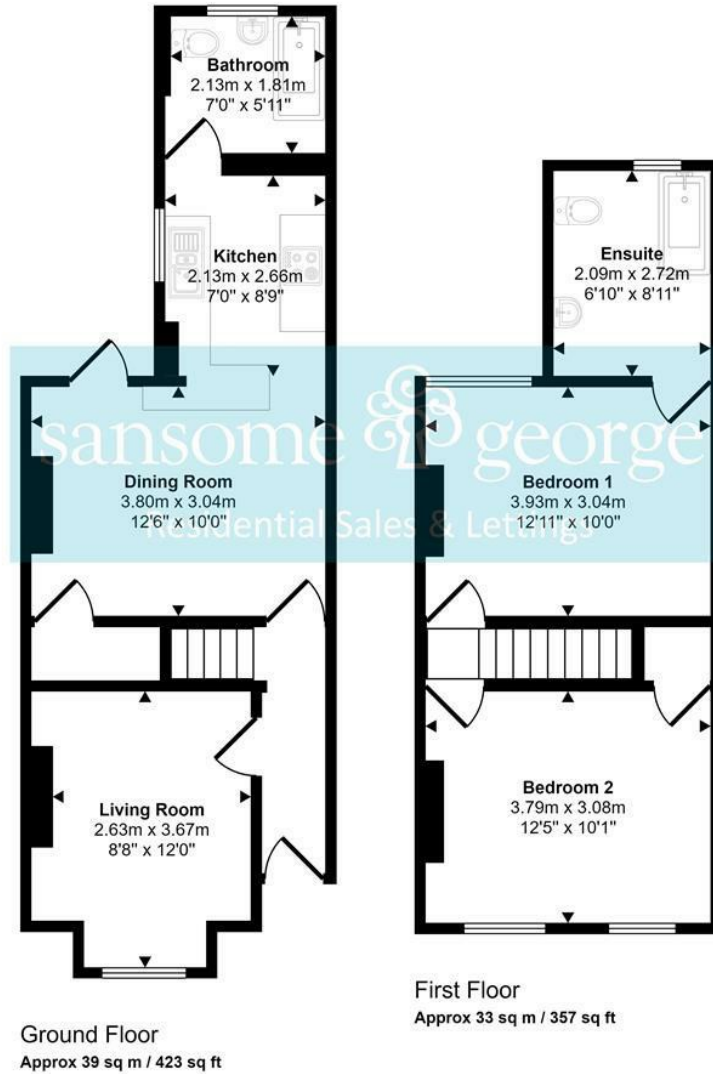
The property is approached via a paved frontage with gate leading to an open covered porch with UPVC double glazed front door to a tiled entrance hall with stairs rising to the first floor and doors to 2 reception rooms. These comprise of a versatile front aspect Lounge (currently as a playroom and has previously been a bedroom) and a separate Dining Room with rear aspect glazed door to garden and is open plan to the kitchen. The side aspect kitchen is well appointed with a range of units and includes a breakfast bar as well as integrated oven and hob. A door from the kitchen leads to a rear aspect three piece Bathroom with white suite including mixer tap shower over bath. On the first floor, small landing services two 'double' bedrooms both very similar in size. Bedroom 1 is rear aspect and features an en-suite bathroom while bedroom 2 is front aspect and has a built in wardrobe and original feature fireplace. Outside, the enclosed rear garden offers a southerly aspect and is enclosed by wooden fencing. A paved patio adjoins lawn with a paved path continuing to a timber built shed spans the rear of the property. (Please note, there is also a pedestrian service alleyway which leads behind neighbouring gardens onto Shaftesbury Road with a secure gate. This is currently not in use but could be potentially reinstated). Other notable general features include UPVC double glazing throughout and gas fired central heating to radiators via 'combi' boiler.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



Approx Gross Internal Area
72 sq m / 780 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.

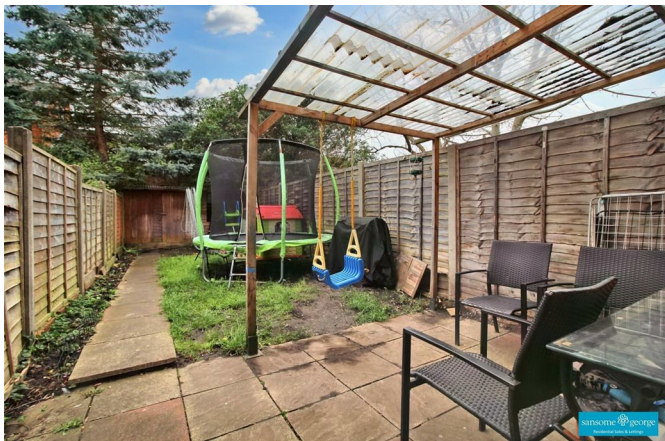


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(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

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