



43 Grovelands Road, Reading, Berkshire, RG30 2PN  
£325,000 Freehold

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Residential Sales & Lettings

- Attractive and deceptively spacious Terrace House
- Close to amenities and public transport
- Modern fitted Kitchen
- En-suite Bathroom to Bedroom 1
- Charming low maintenance rear garden

- Beautifully presented and well maintained throughout
- 2 Reception Rooms
- Ground Floor Shower Room
- Bedroom 2 with stairs to bonus loft space
- UPVC double glazing and GRCH (n/t)

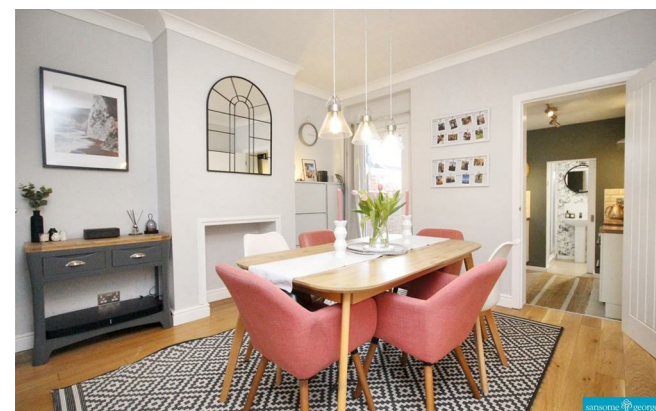
This character Victorian Terrace House offers deceptive and versatile accommodation and is presented in superb order throughout. Located to the west of Reading Town Centre (bordering the suburb of Tilehurst), the property is ideally situated within minutes walk of various local shops, supermarkets, cafes, restaurants and pubs as well as a 24 hour Gym, Prospect Park and Battle Library all being within close proximity. Several regular bus services are situated minutes walk away and Tilehurst Train Station (Oxford) or Reading West Train Station (Paddington, Newbury, Basingstoke) are each approximately 1 mile away and Reading Town Centre with Train Station (main line) is also approximately 2 miles or circa 30 minutes level walk.

Approached via a practical entrance porch, accommodation includes 2 interchangeable reception rooms comprising Lounge with front aspect bay window and rear aspect Dining Room with engineered exposed wood flooring throughout. From the dining room, a double glazed door to the rear garden and a second door opening to a well appointed side aspect Kitchen which in turn leads to modern ground floor shower room. Stairs between the reception rooms lead up to a small landing which gives access to Bedroom 1 with stylish rear aspect en-suite Bathroom; and the 2nd bedroom with stairs rising to leading up to 'bonus' loft space with front and rear aspect 'Velux' windows. Other general features to note include UPVC double glazing throughout and gas fired central heating to radiators via a gas fired 'combi' boiler located in a cupboard in the en-suite bathroom.

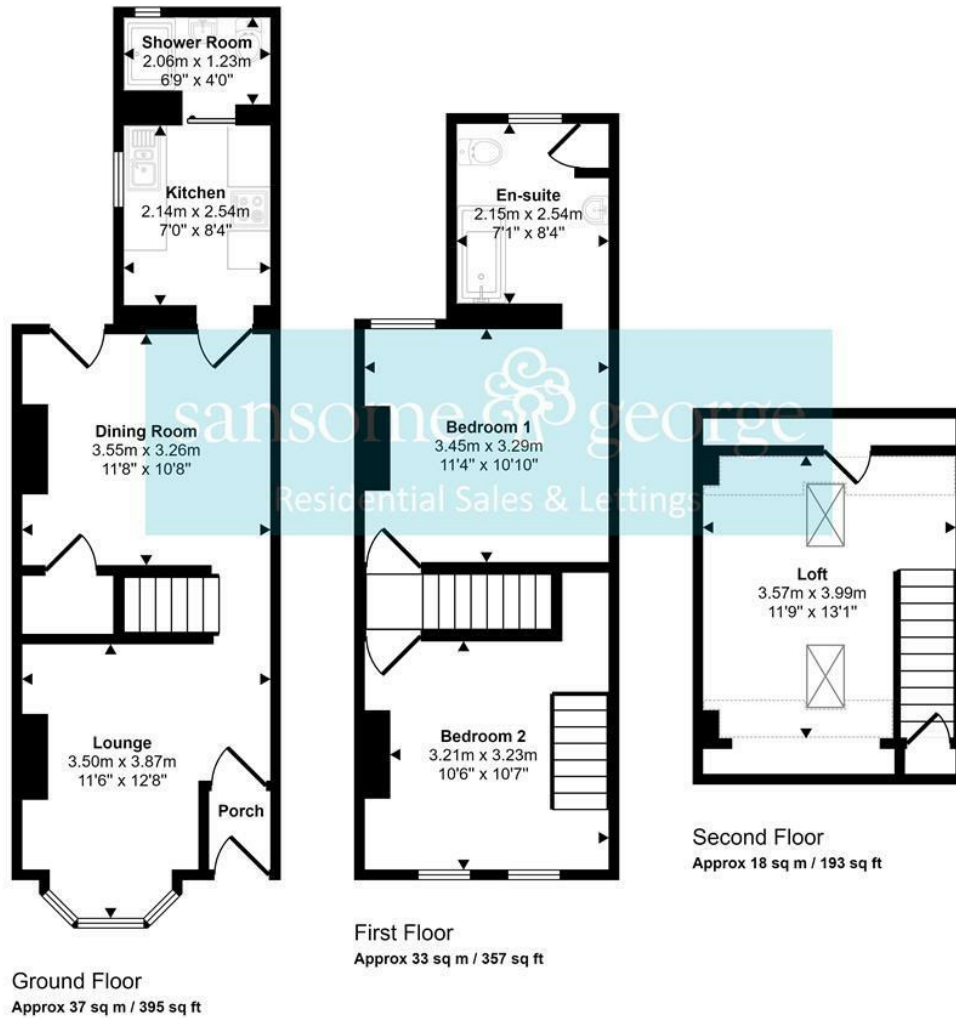
Outside, the rear garden is enclosed by wooden panel fencing and enjoys an easterly aspect. Measuring approximately 35' in length and arranged with low maintenance in mind, the majority is a timber deck with area of artificial lawn and a garden shed.

This beautifully maintained and versatile home must be seen to be understood and appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment your earliest convenience.

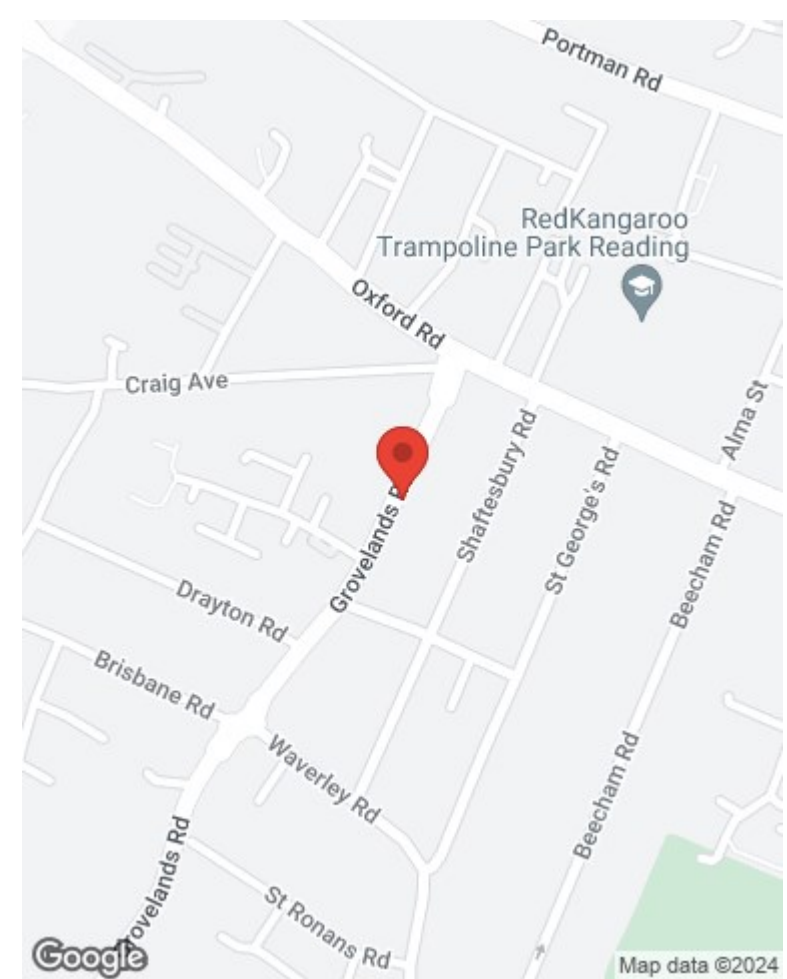
Reading Borough Council - Band C



Approx Gross Internal Area  
88 sq m / 946 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	<b>84</b>

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>		
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(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	

Misrepresentation and Misdescriptions Acts

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