



41 Grovelands Road, Reading, RG30 2PN  
Offers In Excess Of £315,000 Freehold

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Residential Sales & Lettings



- Victorian End Terrace House
- Entrance Hall with staircase
- Modern fitted Kitchen
- 3 Bedrooms arranged in 2+1 configuration
- UPVC double glazed windows

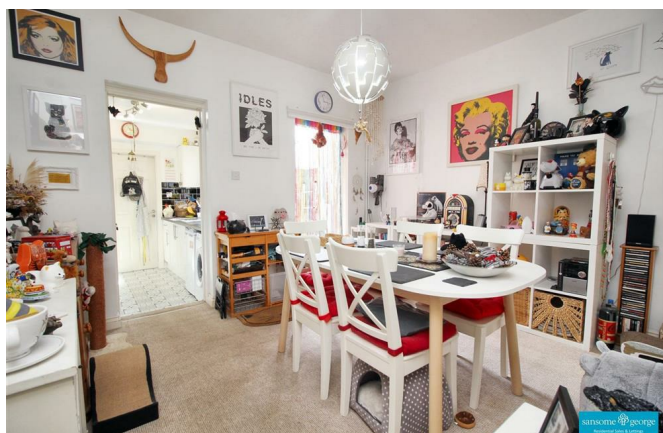
- Great transport links and close to a range of amenities
- 2 versatile separate Reception Rooms
- Ground floor Bathroom with shower over bath
- Enclosed Rear Garden
- Gasfired central heating via 'combi' boiler

A popular Victorian end of terrace house is located in a convenient address with easy access to Prospect Park, numerous frequent bus services, plus a wealth of local amenities to include gyms, library, shops, supermarkets, cafes, pubs and restaurants all being within 15 minutes walk. Both Reading West Train Station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale) and Tilehurst Train Station (Oxford, Paddington, Didcot) are each circa 1 mile and Reading's thriving Town Centre with mainline Train Station is conveniently approximately 2 miles to the east.

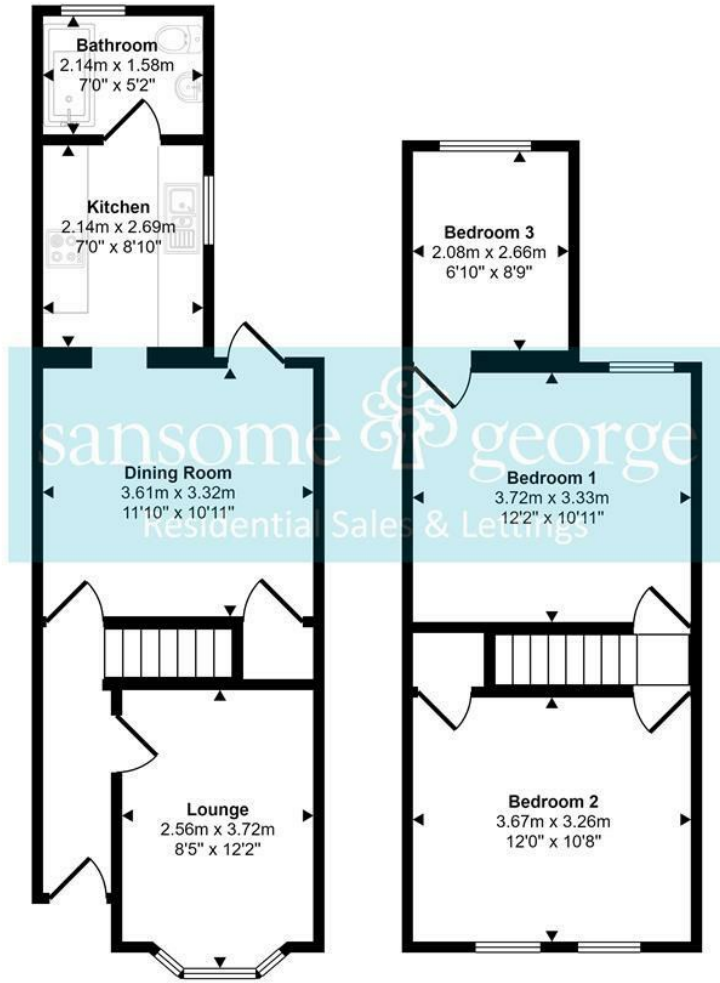
The property is approached via a wrought iron gate opening to a small front garden laid to gravel and enclosed by low level brick walls. The original two tone quarry tiled path leads to an open porch when the front door opens to the Entrance Hall. Front the Entrance Hall, a staircase leads to the first floor between 2 versatile and reception rooms comprising of lounge with bay front aspect bay window and separate dining room with under stairs storage, glazed door to rear garden and opens to kitchen. The well appointed side aspect kitchen features a range of fitted units with integrated gas hob and electric oven as well as appliance space for tall standing fridge/freezer, washing machine and wall mounted gas fired 'combi' boiler serving central heating to radiators and hot water on demand. A door from the kitchen opens to a rear aspect bathroom with white suite with shower over bath. On the first floor, the property offers 3 rooms arranged in the familiar and versatile '2+1' configuration with bedroom 3 being accessed via bedroom 1 hence also frequently used as dressing room, nurse, study or en-suite. the front aspect second bedroom features a built in wardrobe. Outside, the rear garden measures approximately 30' in length with patio adjoining lawn with flower/shrub beds, all enclosed by wooden panel fencing.

For more information or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

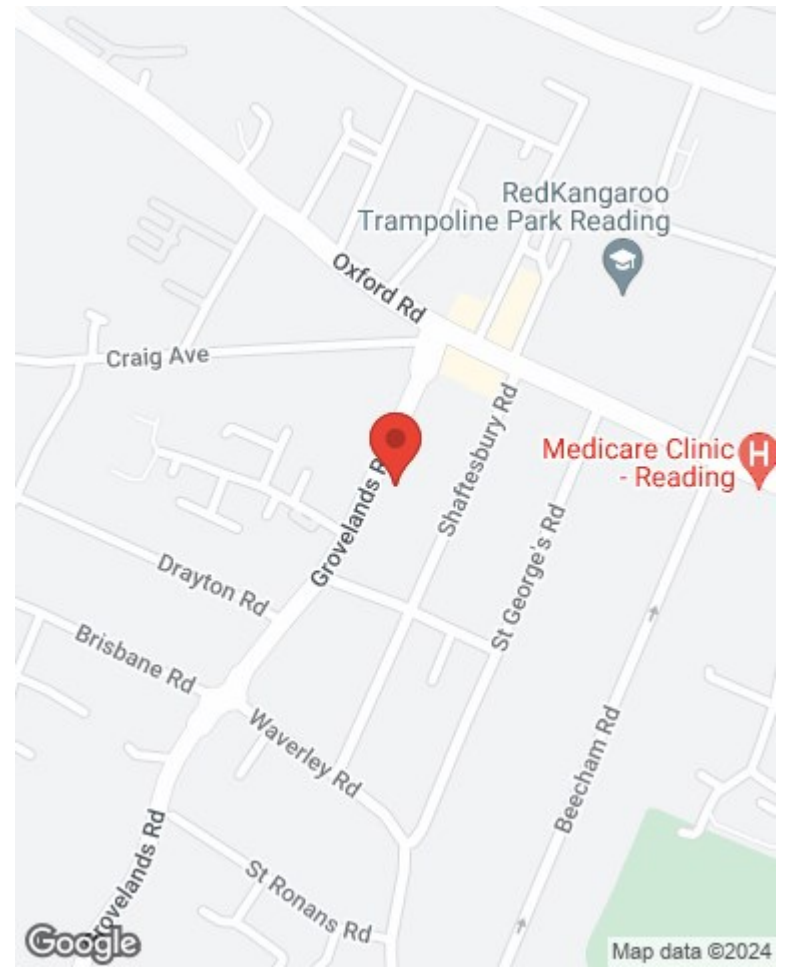
Reading Borough Council - Band C



Approx Gross Internal Area  
72 sq m / 774 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.



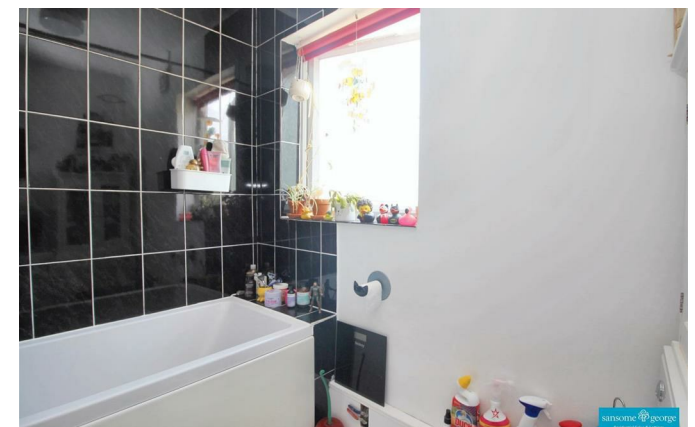
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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