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**33 Francis Street, Reading, RG1 2QB**  
**£335,000 Freehold**

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Residential Sales & Lettings

- Victorian Terrace House built in 1884
- Desirable blend of original character and modern convenience
- Dining Room with fireplace and French doors to Garden
- Re-fitted ground floor Bathroom
- Low maintenance paved Rear Garden
- Popular location close to Town Centre and amenities
- Living Room with exposed brick fireplace and wood burner
- 10' fitted Kitchen plus useful Rear Lobby
- 3 'double' Bedrooms (arranged as 2+1)
- Double glazing and gas fired central heating to radiators

This deceptively spacious and well presented Victorian Terrace house is located on a popular residential address within a short walk of Reading Town Centre with Mainline Train Station (London Paddington 27 mins) as well as a wealth of other amenities to include a range of High Street Shops and a wealth of Cafes, Restaurants and Bars as well as leisure and recreational pursuits to include numerous Gyms. Retail Parks are also close by, as is Reading University Campus and Royal Berkshire Hospital, and the M4 Motorway is a quick and simple commute by car via the nearby A33 or A4.

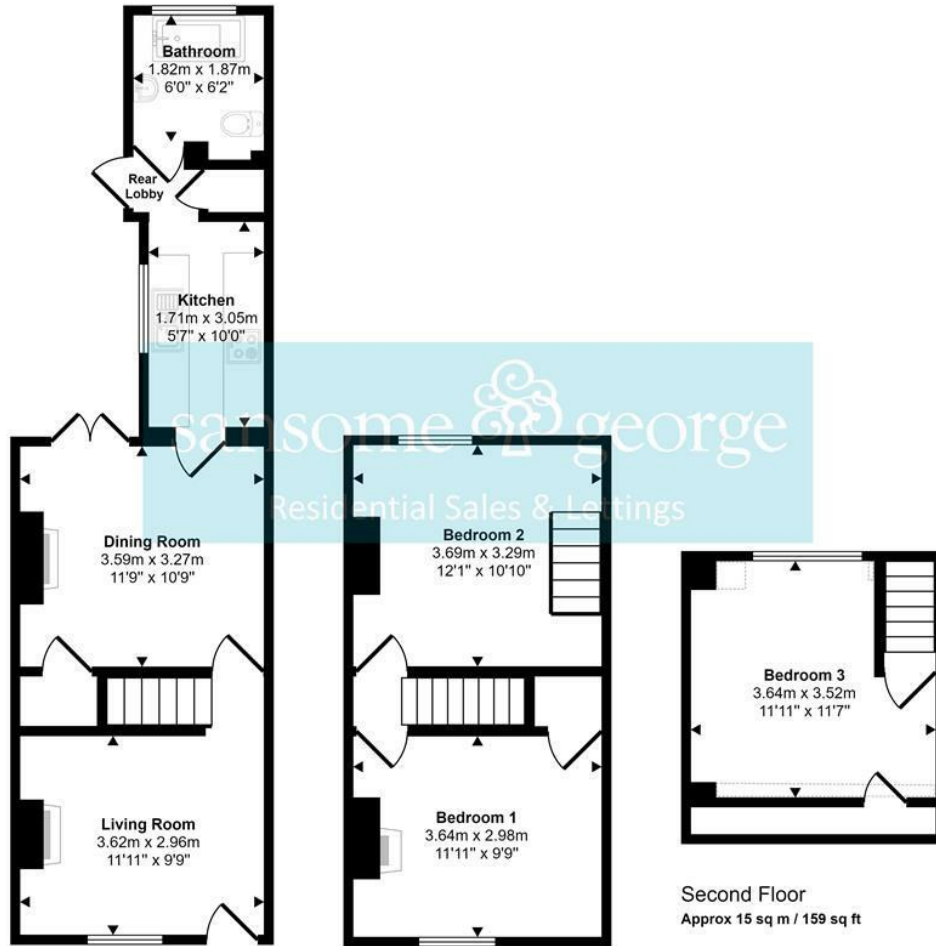
With flexible accommodation arranged over 3 floors and totalling 79 sq. m. (846 sq. ft.) of accommodation, the property offers a popular blend of character features with modern day convenience and styling. This charming home is approached via a small gravelled frontage (currently used for bicycle storage) enclosed by original wrought iron railings with gate opening to quarry tiled path to the front door. Ground floor accommodation comprises of 2 reception rooms with stairs rising to the first floor between and with useful storage cupboard below. The front aspect Living Room boasts an exposed brick chimney breast which is housing a wood burner while the Dining Room also enjoys a feature fireplace and also has French doors opening to the rear Garden. Exposed wood effect laminate flooring is laid to both areas providing great continuity and practicality. A door from the Dining Room opens to a well appointed galley Kitchen with ample fitted storage and work top space plus integrated hob and electric oven and appliance spaces for fridge/freezer, and washing machine. To the rear of the kitchen, a rear lobby has a door to the rear garden, a cupboard housing gas fired combination boiler, and a door leading to the ground floor bathroom. Having been recently refitted to a high standard, the contemporary ground floor bathroom includes shower over bath and heated towel rail. This desirable home offers 3 'double' bedrooms arranged over the 2nd and 1st floor and arranged in the versatile and familiar '2+1' configuration with bedroom 2 being accessed via a staircase in bedroom 2. Bedroom 1 includes original exposed floor boards and a charming exposed brick feature fireplace and a built in wardrobe while Bedroom 3 also has access to eaves storage space. Outside, the rear Garden is enclosed by wooden panel fencing and is mainly paved with flower/shrub beds to the edges.

This outstanding example must be seen to be appreciated, please contact Sansome & George Estate Agents to discuss this superb property in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B

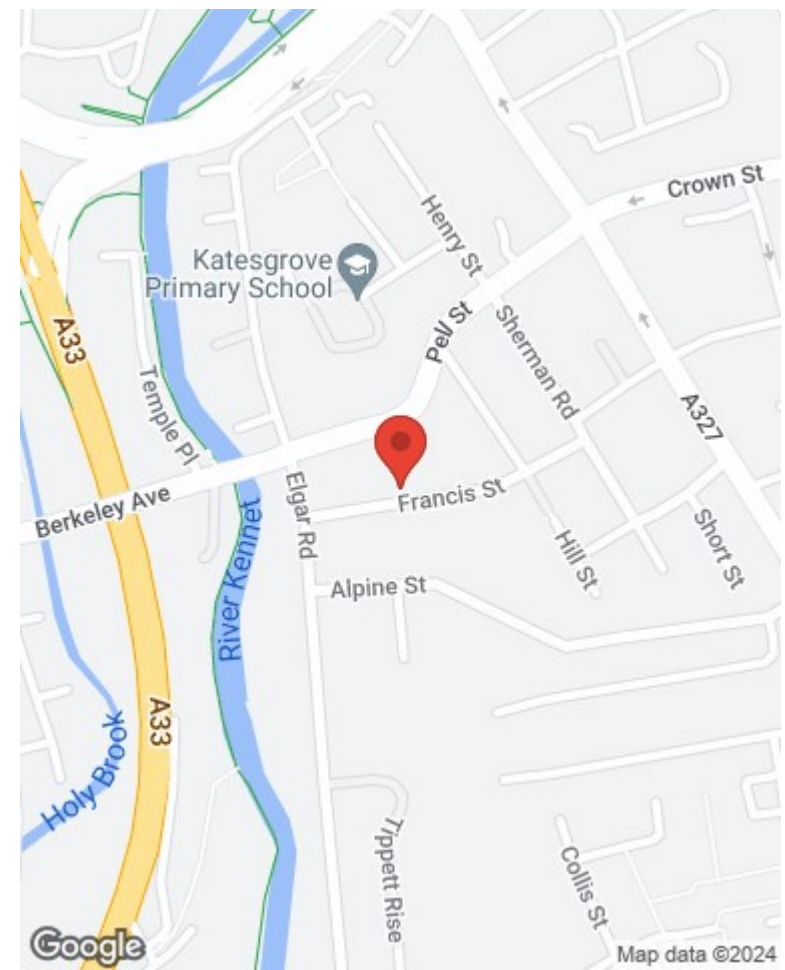


Approx Gross Internal Area  
79 sq m / 846 sq ft



Denotes head height below 1.5m

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	

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	

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