



sansome  george
Residential Sales & Lettings
FOR SALE
0118 942 1500
sansome-george.com

15 Brisbane Road, Reading, Berkshire, RG30 2PE
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Period/Character Home
- Separate Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- Double Glazed Windows

- Bay Fronted Living Room
- Kitchen/Breakfast Room
- 4 Bedrooms
- Gas Radiator Central Heating
- Enclosed Rear Garden With Side Access

A period character residence located in a favourable residential location situated on the West Reading and Tilehurst borders. Requiring modernisation, this fine home is situated within close proximity to frequent bus services to and from Reading town centre and the sought after Oracle shopping complex, Tilehurst or West Reading railway stations (with excellent links to central London), various independent shops, businesses and leisure facilities.

Entrance hall, bay fronted living room, spacious kitchen breakfast room, ground floor shower room, four 'good sized' bedrooms and a first floor family bathroom. This home is offered for sale with the added advantage of gas radiator central heating, double glazed windows and a good sized rear garden with communal side access.

Offered for sale in need of renovation, the property is ideally suited to applicants wishing to update and personalise to their choice.

Please contact 0118 942 1500 to arrange a viewing or request further information.

Council Tax Band D - Reading Borough Council.



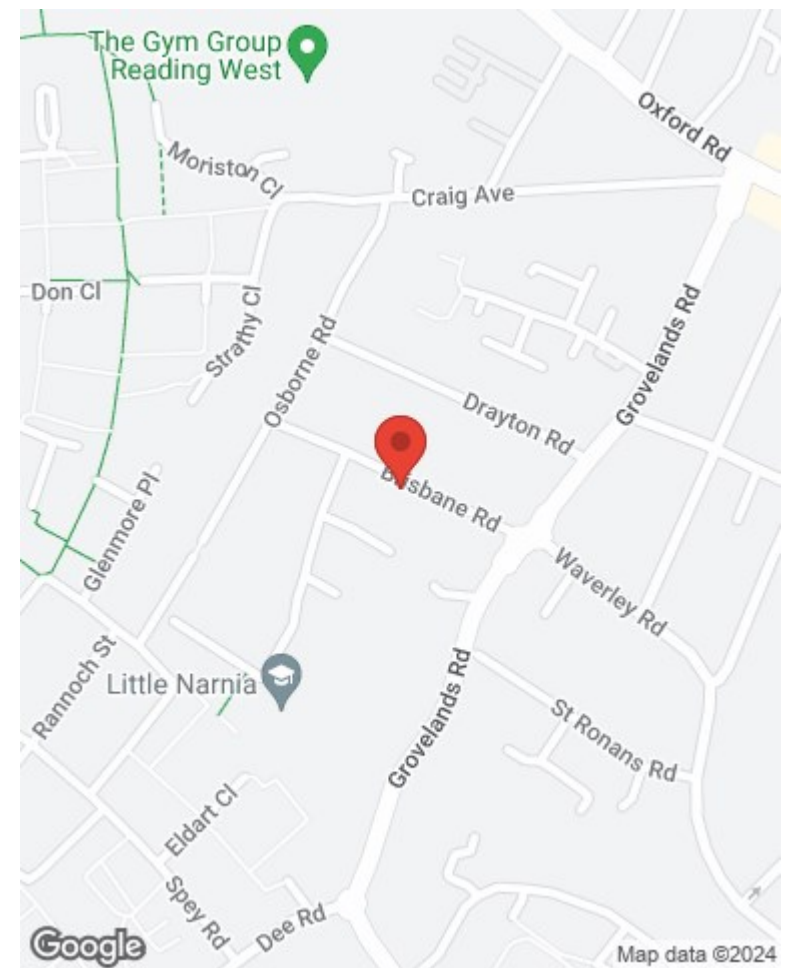
Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 56 sq m / 604 sq ft

First Floor
Approx 60 sq m / 643 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 | |

| 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

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