



sansome  george

37 Wilson Road, Reading, RG30 2RT
Offers In Excess Of £325,000 Freehold

sansome  george
Residential Sales & Lettings

- Victorian Mid Terrace House
- Recently re-decorated throughout
- Open plan 22' Living Room
- Ground Floor 3 piece Bathroom
- Enclosed Rear Garden
- No 'Onward Chain' complications
- Entrance Hall
- 10'7" fitted Kitchen
- 3 'good sized' separate Bedrooms
- UPVC double glazed windows & GRCH (n/t)

Offered to the market with the advantage of 'No Onward Chain' complications, this recently re-decorated Victorian terrace house is located approximately 1.5 miles to the west of Reading Town Centre in a favoured road, this desirable home is within the sought after 'Wilson Road' Primary School Catchment and also conveniently within walking distance of a variety of Shops (to include Tesco's Supermarket), Pubs, Take Away's and Cafes. Regular Buses into Reading Town Centre are within 5 minutes walk and Reading West Train Station is approximately 10 minutes walk away. Prospect Park is circa 10 minutes walk and a wealth of other Leisure pursuits to include 24 hour Gym are also within close proximity.

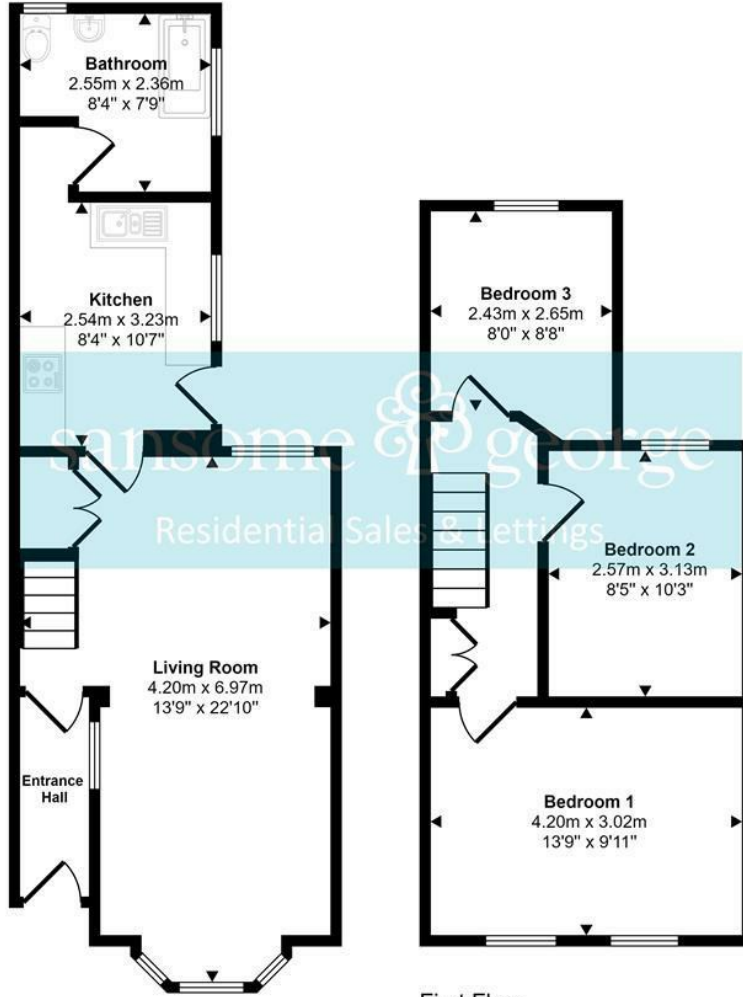
Of 821 sq. ft. (76 sq. m.) in overall size, accommodation comprises of Entrance Hall leading to open plan dual aspect 22' Living Room which includes front aspect bay window, stairs rising to the first floor and a door leading to a 10'7" kitchen which is well appointed with a range of fitted units and includes integrated gas hob and electric oven. Behind the Kitchen there is a spacious ground floor Bathroom with white suite including shower over bath. On the first floor, the landing services 3 good sized, separate bedrooms. Outside, the rear garden is enclosed by wooden fencing and low level brick wall and is mainly paved.

Other general notable features include UPVC double glazing, gas fired central heating to radiators via gas fired combi boiler (installed 2022) and a new roof in 2014. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



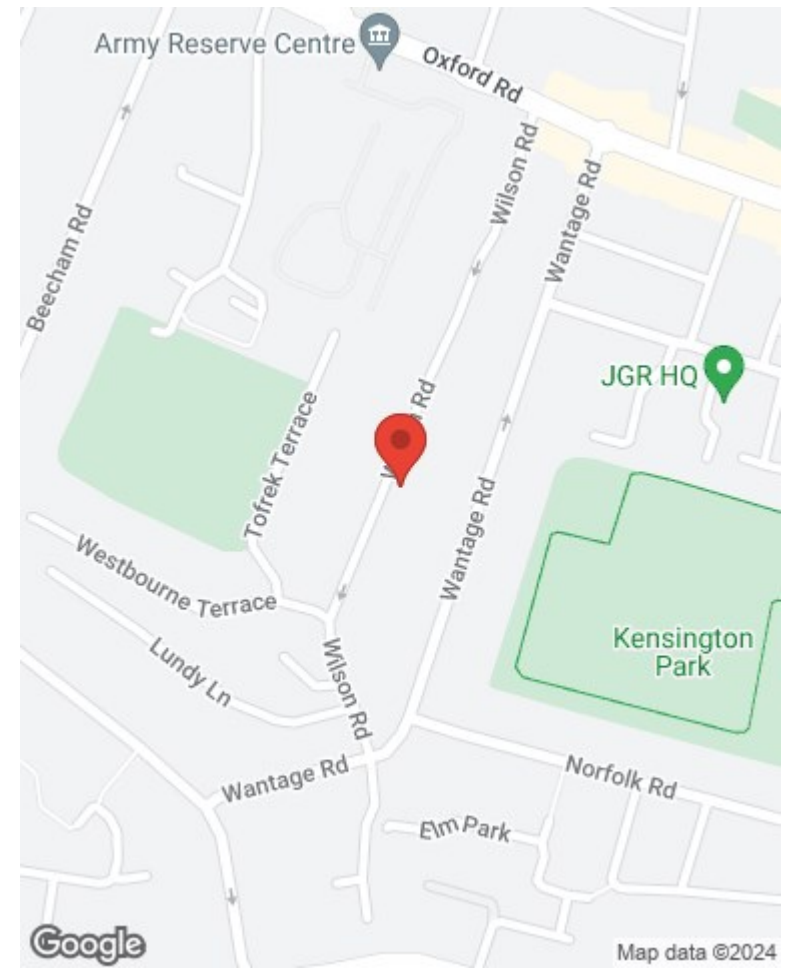
Approx Gross Internal Area
76 sq m / 821 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft

First Floor
Approx 34 sq m / 370 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com