



sansome  george

**79 Wilson Road, Reading, Berkshire, RG30 2RU**  
**Offers Over £375,000 Freehold**

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Residential Sales & Lettings

- Extended end of terrace house
- 996 sq. ft (93 sq. m.) of accommodation over 3 floors
- Versatile and well proportioned accommodation
- Modern fitted kitchen
- Enclosed low maintenance rear garden
- No 'onward chain' complications
- Currently let as unlicensed House of Multiple Occupation
- Separate living room
- Option of 4 bedrooms each with en-suite shower rooms
- UPVC double glazing and GRCH (n/t)

Offered with the added advantage of no 'Onward Chain', this attractive and deceptively spacious extended end of terrace house is currently tenanted as an unlicensed HMO (House of Multiple Occupation) but is also suited for private owner occupation. Tucked away in a popular yet convenient back road, this Victorian property is ideally situated within minutes walk of a host of amenities to include Prospect Park and Playing Fields, Gyms, Battle Library, the desirable 'Wilson Primary' school and also a range of shops, supermarkets, cafes, restaurants and pubs as well as numerous frequent bus services. Reading Town Centre is just over 1.5 miles to the east (approx.30 mins walk) and Reading West Train Station is approximately 15 minutes walk linking Reading Mainline, Newbury, Basingstoke, Theale,

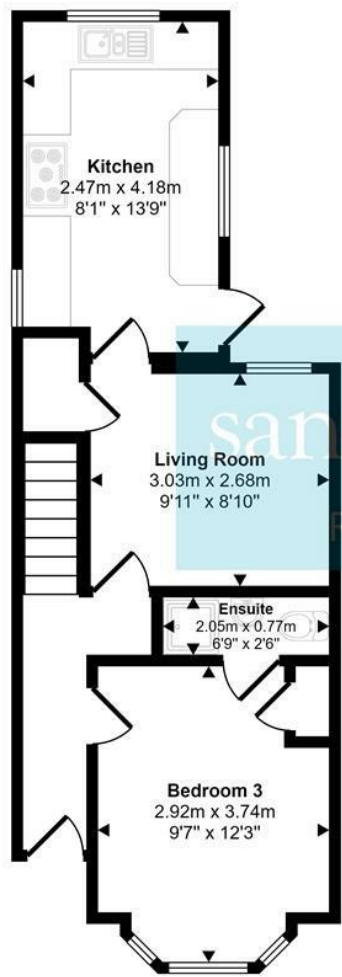
Offering just under 1000 sq. ft. (93 sq. m.) of well proportioned accommodation arranged over 3 floors, the property is approached via tiled path to open porch over front door with a small frontage enclosed by brick wall and established hedging with a path continuing to the rear garden via a secure gate. The entrance hall has stairs rising to the first floor and doors opening to a front aspect Reception Room (currently used as Bedroom 4) with feature bay window, built in storage cupboard and en-suite shower room; and a separate rear aspect living room which in turn leads to a modern triple aspect fitted Kitchen with side aspect courtesy door to garden. On the first and second floors there are 3 separate 'double' bedrooms each with en-suite shower rooms. Outside, the enclosed rear garden is landscaped with low maintenance in mind being laid mainly to gravel enclosed by brick walls and timber fencing. Other notable features include UPVC double glazing and central heating to radiators via gas fired combi boiler.

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

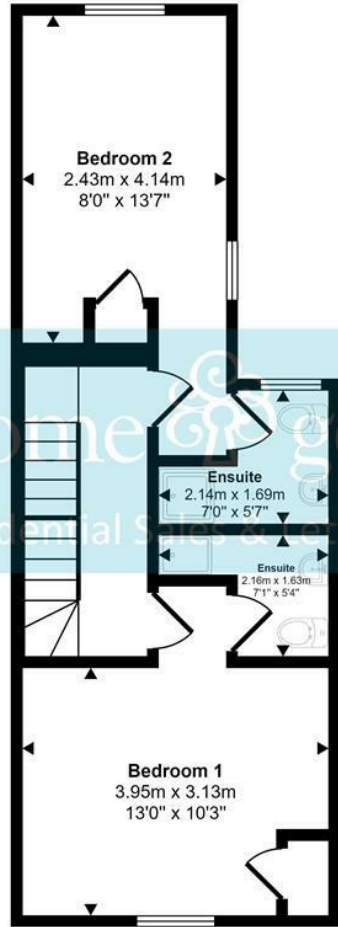
Reading Borough Council - Band C



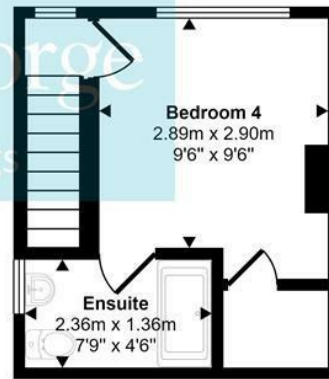
Approx Gross Internal Area  
93 sq m / 996 sq ft



**Ground Floor**  
Approx 38 sq m / 408 sq ft

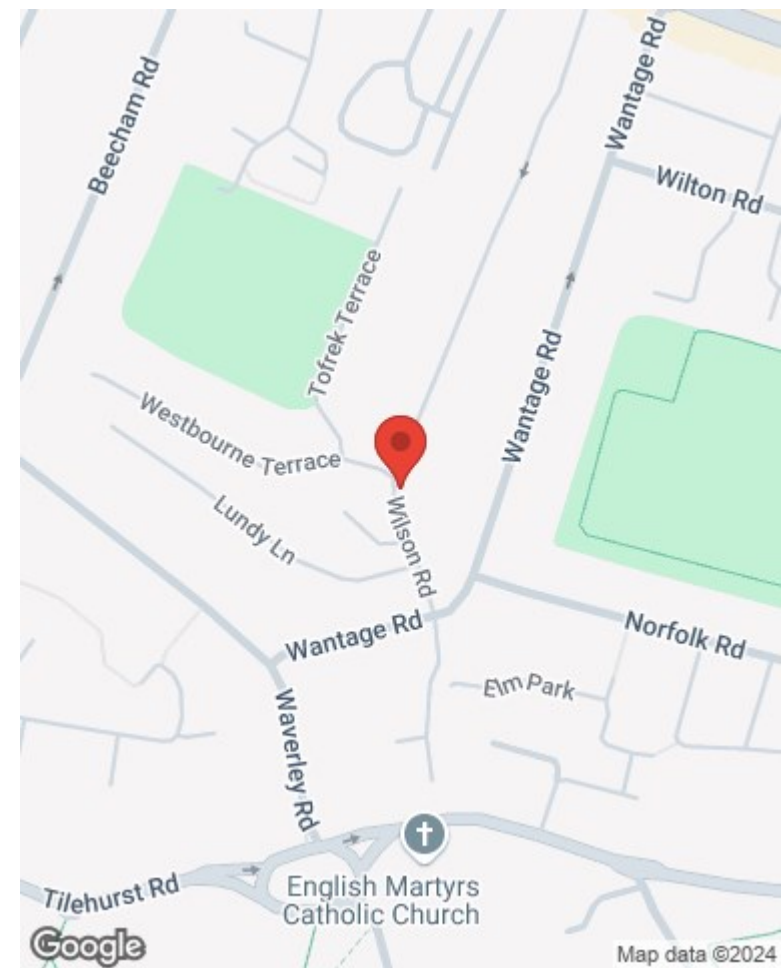


**First Floor**  
Approx 38 sq m / 406 sq ft



**Second Floor**  
Approx 17 sq m / 182 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>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)