



sansome  george

**8 Edinburgh Road, Reading, RG30 2UB**  
**£320,000 Freehold**

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Residential Sales & Lettings

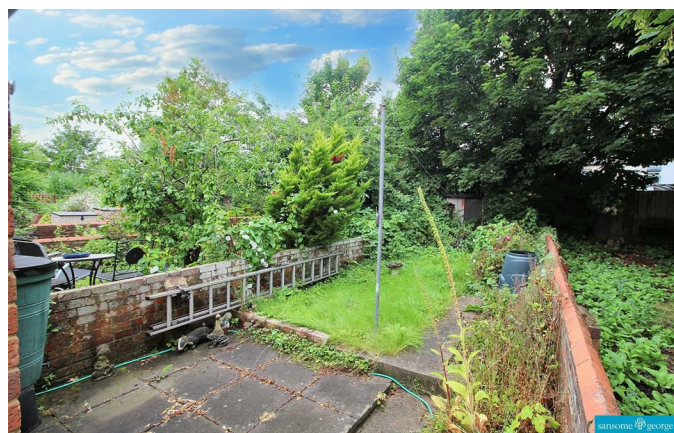
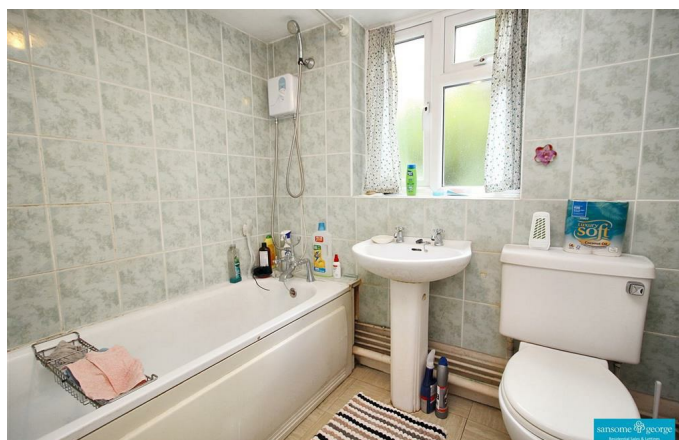
- Three Storey Victorian Terrace House
- Close To Train Station And Amenities
- Spacious Dining Room
- 3 Separate Bedrooms
- West Facing Rear Garden
- No Onward Chain
- Living Room With Bay Window
- Fitted Kitchen With Integral Appliances
- Ground Floor Three Piece Bathroom
- UPVC Double Glazing & Gas Fired Central Heating

This attractive three storey Victorian Bay Fronted Terrace house is offered to the market with the added advantage of No Onward Chain complications. Having been in the family for 46 years this newly presented property offers a desirable blend of future potential, whilst retaining elements of original character and appeal. Situated on a popular residential road approximately 1 mile to the west of Reading Town Centre and within minute's walk of Reading West Train Station (Reading Main Line, Paddington, Newbury, Basingstoke, Theale), as well as a wealth of amenities to include regular 24 hour Bus services, Battle Library and a host of Shops, Gyms, Restaurants, Cafés and Supermarkets. Reading Town Centre with mainline Train Station, High Street shops and 'The Oracle' shopping and leisure complex is within approximately 15 minutes level walk plus the River Thames, Rivermead Leisure Complex and Caversham Village are a similar distance.

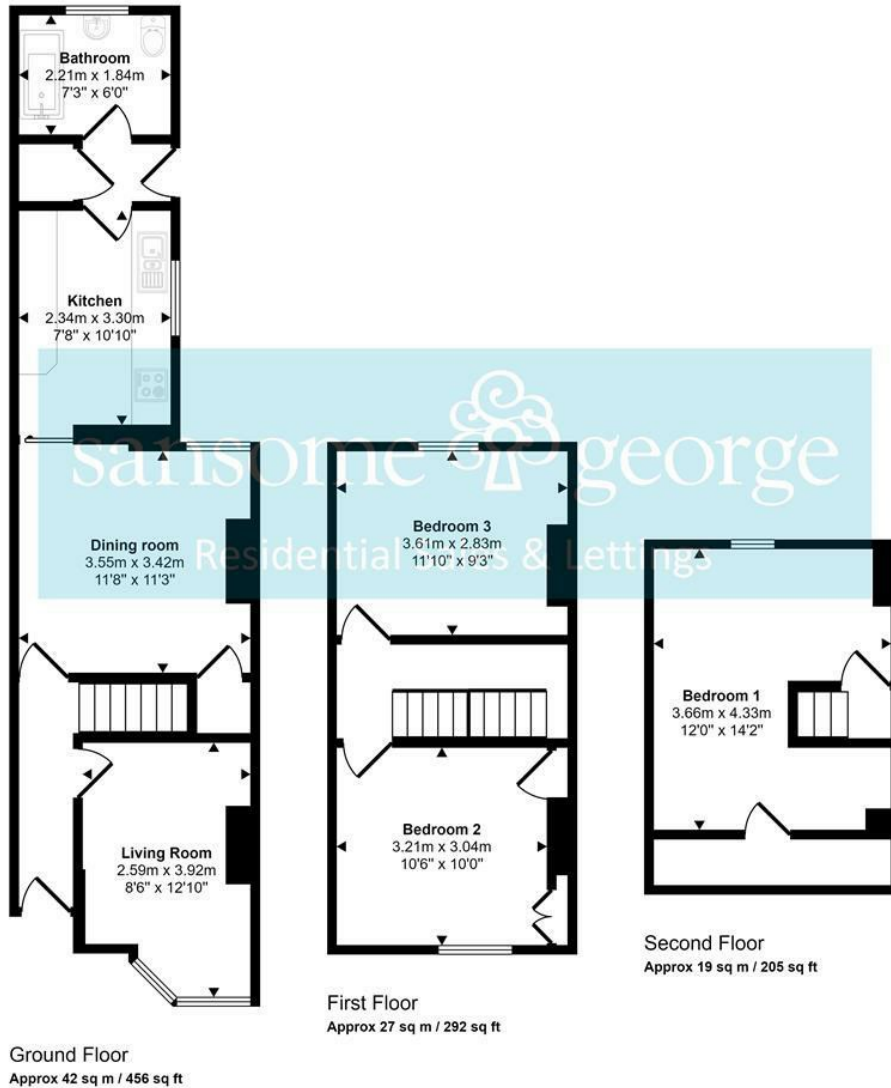
The property is approached via the front patio past the new stone capped wall. The front door opens into an entrance hall with access to the separate living room with front aspect bay window and rear aspect dining room with access to useful under-stairs storage and a door opening to the Kitchen. Spacious with a comprehensive range of units, integrated oven and hobs, this Kitchen has access to the lobby area with courtesy door to the garden and ground floor 3 piece bathroom. On the First Floor, the Landing services 2 'double' Bedrooms and a staircase rising to the 2nd floor offering a further 'single' 3rd Bedroom. Another outstanding feature to this charming home is the west facing rear garden, fully enclosed and mainly laid grass area with various plants/shrubs to borders, also benefitting from 2 separate patio areas.

Reading Borough Council - Band C

Please call Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience as early interest is anticipated in the fantastic home.



Approx Gross Internal Area  
89 sq m / 954 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.

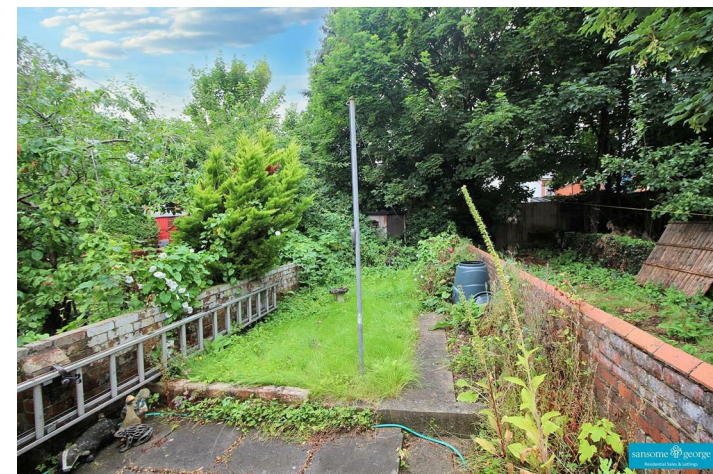


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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