



sansome  george

77 Audley Street, Reading, Berkshire, RG30 1BS
Guide Price £300,000 Freehold

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Residential Sales & Lettings

- Bay Fronted Victorian Mid-terrace
- Dining Room
- Shower Room
- Fully Enclosed Southerly Aspect Rear Garden

- Living Room
- Kitchen
- Three Separate Bedrooms
- No Onward Chain

Offered to the market with the advantage of 'No Onward Chain' is this popular and attractive 'bay fronted' Victorian mid-terrace house that is need of modernisation throughout. It is located just over 1 mile to the west of Reading town centre and within easy level walk of a wealth of services and amenities. These include Reading West train station, regular bus services, as well as gyms, green spaces, cafes, restaurants and pubs. In addition there are a range of supermarkets and various shops plus several schools, all being within under 10 minutes walk.

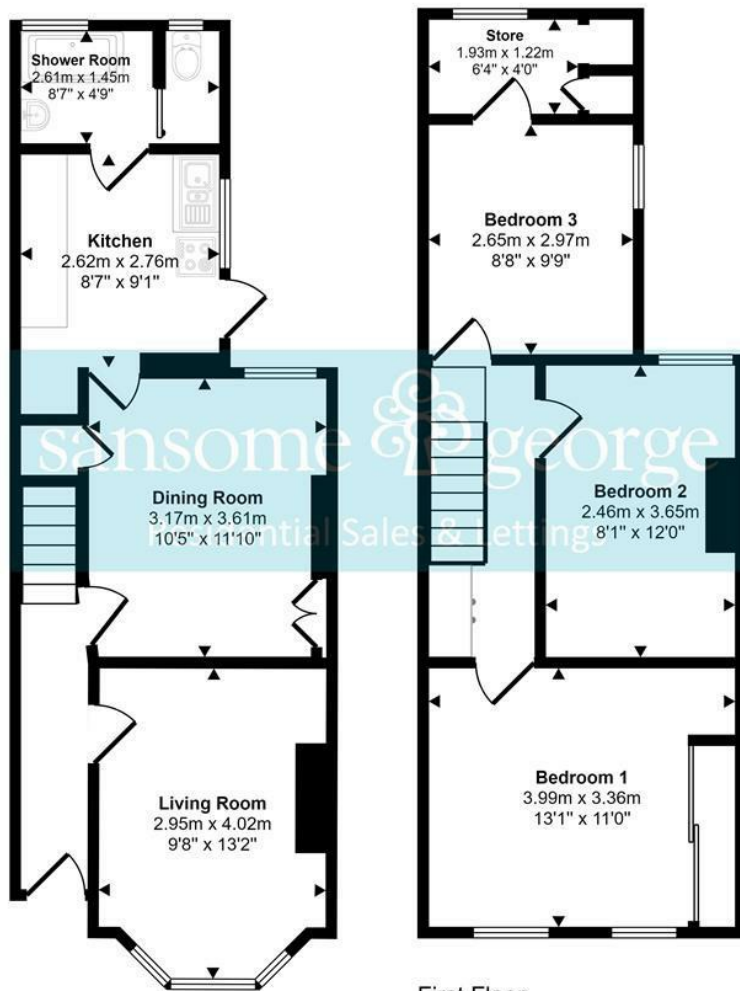
Complemented by an enclosed southerly aspect rear garden, this sought after home offers entrance hall with stairs to first floor and doors to two receptions rooms comprising living room with front aspect bay window and rear aspect dining room, kitchen, shower room. On the first floor, the landing gives access to three separate bedrooms, UPVC double glazed windows and gas fired central heating to radiators (n/t). The exterior consists of low maintenance southerly aspect rear garden. No onward chain.

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

Reading Borough Council - Band C



Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 41 sq m / 437 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	

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