



sansome  george

**26 Ormsby Street, Reading, Berkshire, RG1 7YR**  
**Offers In Excess Of £325,000 Freehold**

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Residential Sales & Lettings



- 'Double Bay Fronted' Character End Of Terrace House
- Open Plan 26' Living Room
- Useful Utility Room
- Separate First Floor Bathroom
- Driveway Parking & Car Port

- No Onward Chain - Vacant Possession
- Spacious 15' x 10' Fitted Kitchen
- 3 'Double' Bedrooms
- 32' Enclosed Rear Garden
- Cul-De-Sac Location Close To Town Centre & Reading West Train Station

Offered to the market with the added advantage of no 'onward chain', this attractive character 'double bay fronted' end of terrace house is situated at the foot of a cul-de-sac just under 1 mile from Reading Town Centre and within yards of the recently improved Reading West train station (Reading Mainline, Paddington, Theale, Newbury, Basingstoke) as well as being within convenient proximity of several frequent bus services as well as all amenities to include various shops, supermarkets, restaurants and cafes as well as green spaces and gyms. Reading town centre is circa 10 minutes level with a further wealth of shops, services, leisure pursuits and mainline train station.

With driveway providing parking for 1 vehicle to the side with double opening gates giving access to a useful car port / lean too, this handsome property is approached via covered porch over the front door which opens to the entrance hall with stairs rising to first floor and a door leading to the living room. This 'open plan' living room comprises of 2 versatile interlinking spaces and includes front aspect bay window and a feature fireplace. Doors lead to the Utility Room and a spacious kitchen with ample fitted storage and work top space. A door from the kitchen leads to a very useful utility room with courtesy door to garden, door to living room and access door to car port. On the first floor the property boasts 3 'good sized' separate bedrooms including the 14'10" x 13'9" main bedroom, all serviced by a separate side aspect three piece bathroom with white suite including shower over bath. To the rear of the property, the rear garden measures approximately 32' in length by 16' in width with retaining sleepers, patio area and artificial grass. Other general notable features include UPVC double glazing and gas fired central heating to radiators and fitted ladder from landing to boarded loft space with side aspect 'gable end' window. This loft space gives potential for regulated extension/conversion (subject to necessary consents) if so desired.

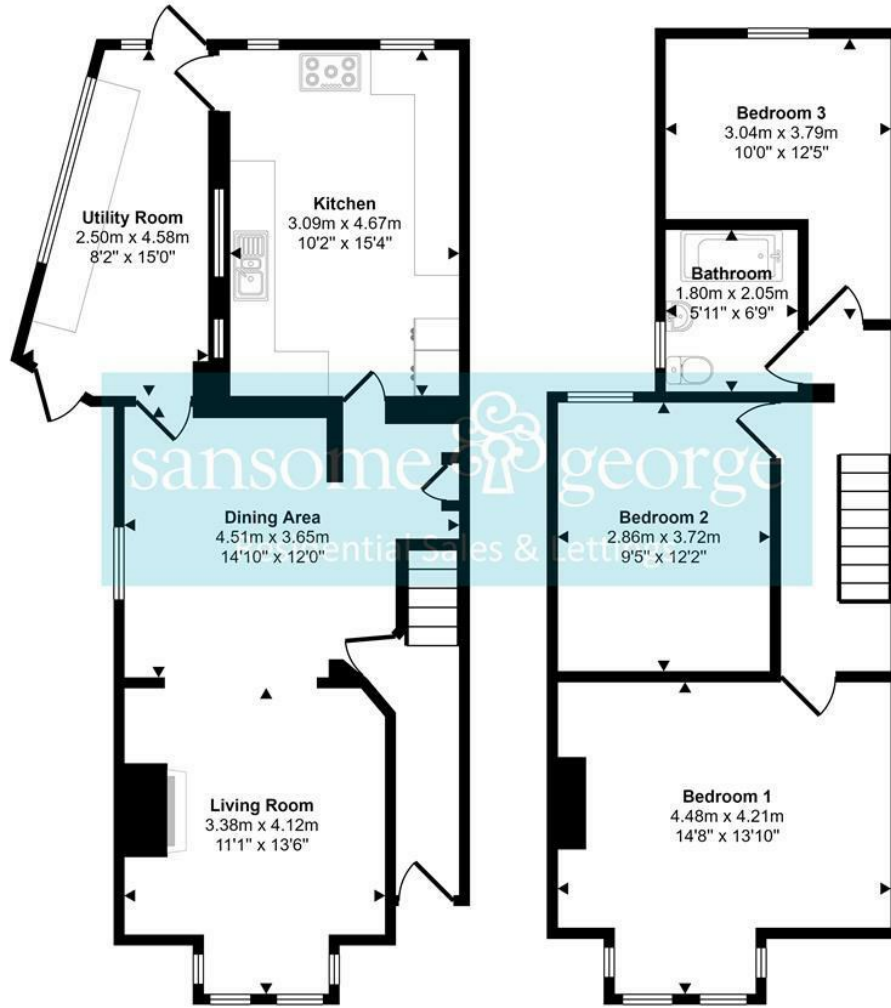
Suited to both private owner occupation or as an attractive opportunity for investment being previously tenanted and generating a monthly rental income of £1400, the property is offered for sale with the advantage of 'No Onward Chain' complications and gives opportunity for a new owner to update and upgrade to preference and hence is sympathetically priced to accommodate this. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

**\*\* Purchasers Note \*\*** A Structural Engineers Report was conducted on the property in 2017. Further information and a copy of this report are available upon request. **\*\***

Reading Borough Council - Band C



Approx Gross Internal Area  
106 sq m / 1146 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft

First Floor  
Approx 48 sq m / 522 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>		
(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 energy efficient - higher running costs		
		<b>78</b>
	<b>54</b>	
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) <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		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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