



any  
At any time  
No loading  
8.15 - 9.15 am  
4.00 - 6.15 pm

sansome  george

**183 Southampton Street, Reading, Berkshire, RG1 2RB**  
**Guide Price £280,000 Freehold**

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Residential Sales & Lettings



- Victorian Terrace House
- Convenient Town Centre location
- Entrance Hall with stairs to First Floor
- Kitchen leading to Ground Floor Bathroom
- Enclosed rear Garden

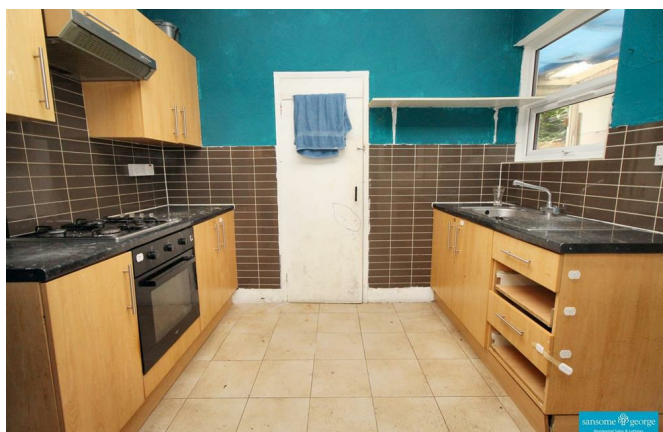
- No 'onward chain' - Vacant Possession
- In need of some updating
- 2 interlining Reception Rooms
- 3 separate 'double' Bedrooms all in excess of 11'
- UPVC double glazing & GRCH (not tested)

Offered with the added advantage of 'No Onward Chain' complications, this deceptively spacious three bedroom mid-terrace home requires some updating throughout and is ideally located within 10 minutes walk of 'The Oracle' and the Reading Town Centre with Mainline Train Station (London Paddington 27 mins). Other amenities nearby include local convenience shops, pubs, The River Kennet and the Brunel Retail Park. along with Junction 11 of the M4 Motorway being a simple commute by car.

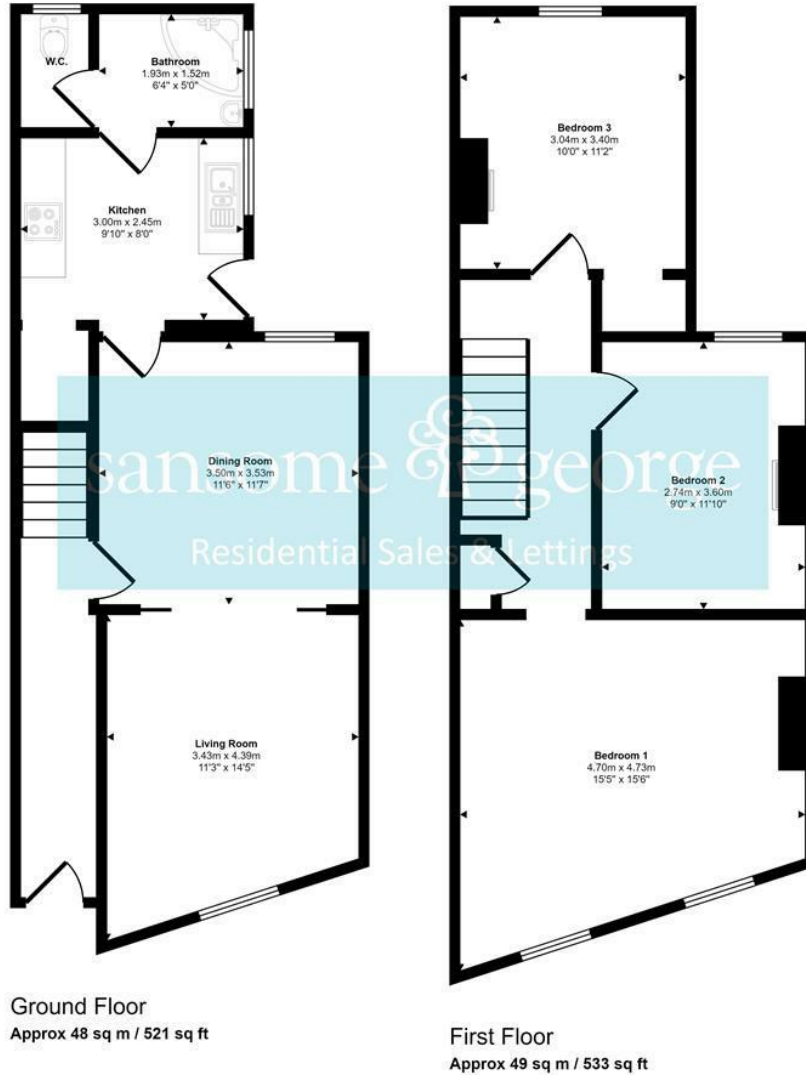
With deceptively spacious and versatile accommodation the property is approached via frontage with cast iron railings and gate to quarry tiled path to front door, entrance hall with stairs rising to the first floor, dining room opening to living room and with door to side aspect kitchen which in turn leads to a ground floor bathroom and W/C. On the first floor, a central landing services 3 good sized separately approached 'double' bedrooms each with feature fireplaces. A side aspect door from the kitchen opens to a 'lean too' which leads to the sizable rear garden with patio area spanning the rear of the property. Other general notable features include UPVC double glazing and gas fired central heating(not tested).

Requiring some updating throughout, this larger than average example would make an ideal purchase for first time buyers keen to add value and personalise or likewise as an attractive and popular buy-to-let opportunity. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

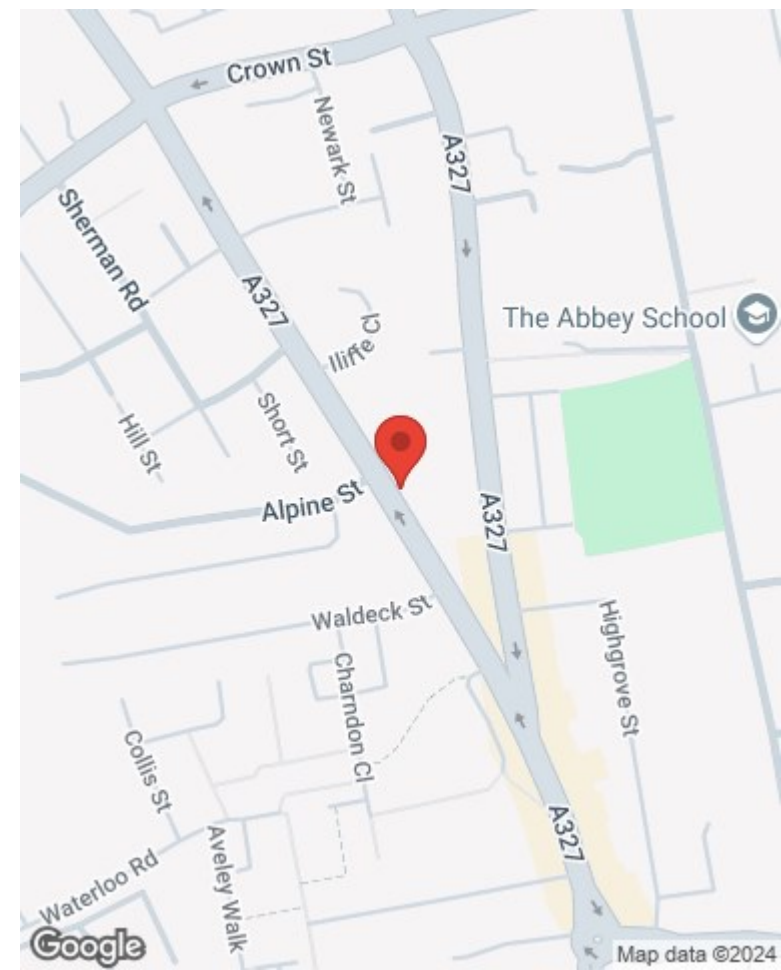
Reading Borough Council - Band C



Approx Gross Internal Area  
98 sq m / 1053 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.



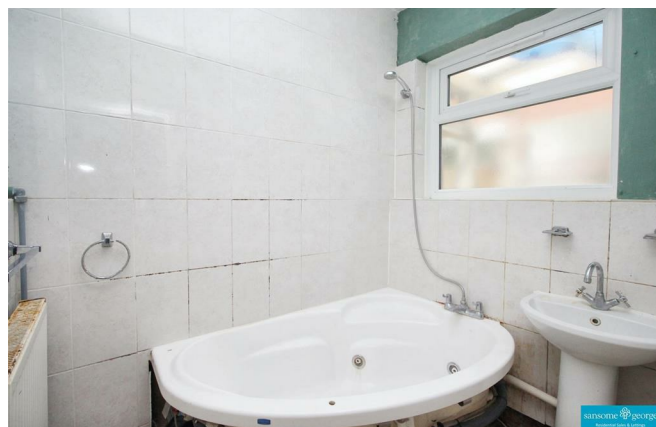
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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