



sansome  george

21 Richmond Road, Reading, Berkshire, RG30 2SP
£350,000 Freehold

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Residential Sales & Lettings

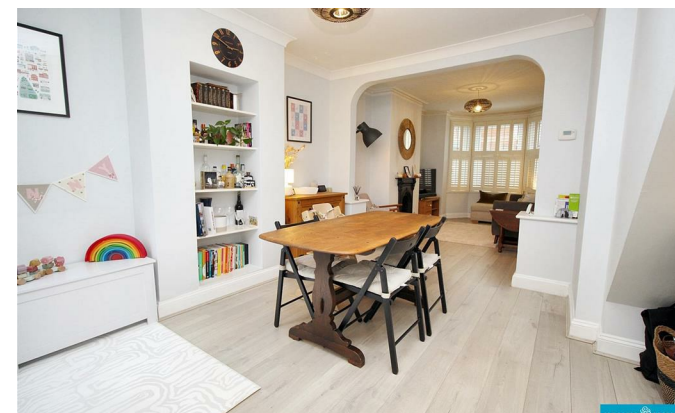
- Victorian Mid Terrace House
- Porch & Entrance Hall
- Modern 12' Kitchen With Integrated Appliances
- Family Bathroom
- UPVC Double Glazing
- 'Turn Key' Condition Throughout
- 13' Lounge Area With Bay Window And Feature Fireplace
- 3 'Good Sized' Bedrooms
- 25' South Facing Paved Rear Garden
- Gas Fired Central Heating

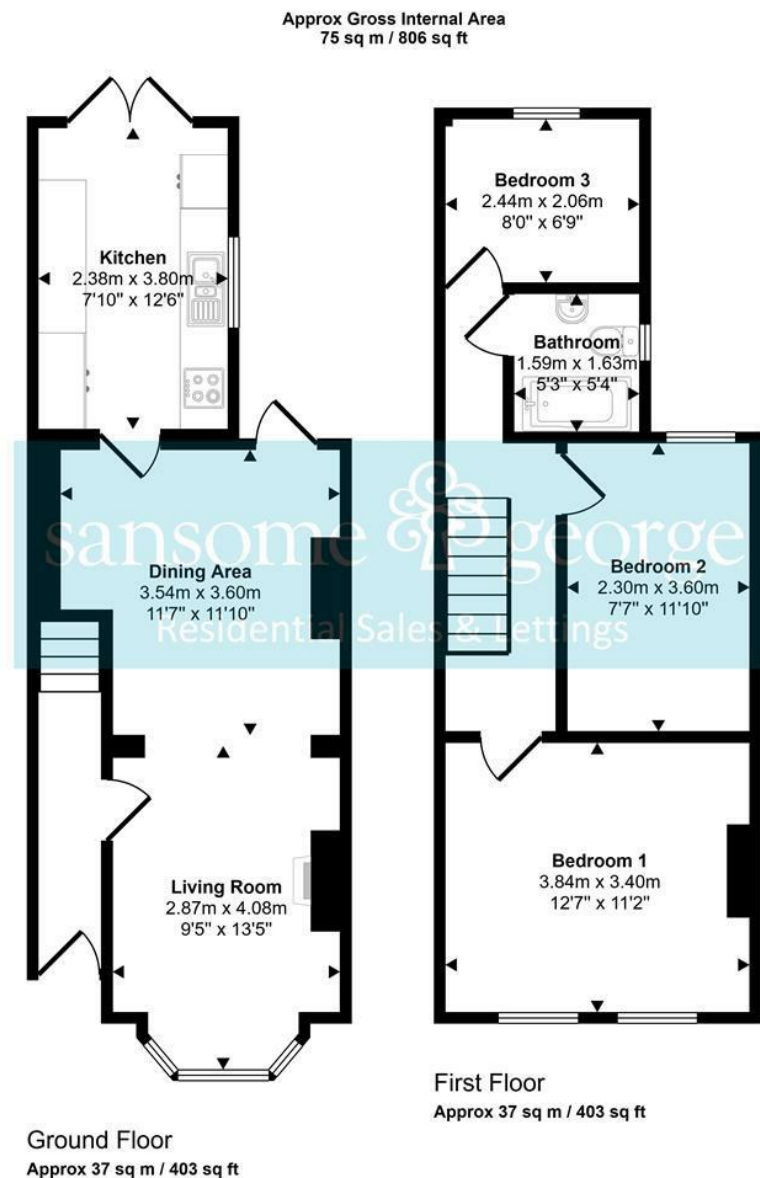
This attractive victorian terrace house is situated in a popular residential road approximately 1.5 miles to the west of Reading Town Centre (25 min level walk). The property is also conveniently located with a host of amenities to include a range of Shops, Restaurants, Cafe's, Supermarkets, Gyms, Pubs and 24 hour Bus Service all being within striking distance. Reading West Train Station (Reading Mainline, Paddington, Newbury, Theale, Basingstoke), Prospect Park and Kensington Recreation Ground are also each within 15 minutes walk.

Approached via a tiled frontage enclosed by low level brick wall with wrought iron front gate, the contemporary front door sits in an open covered porch. Opening to the entrance hall, a staircase ahead leads to the first floor and doors lead to a front aspect living room with bay window and chimney breast with feature fireplace, spacious dining area also with chimney breast with decorative shelving and a rear aspect door to garden. An door from the dining room opens to a dual aspect kitchen which includes integrated hob, oven, fridge, freezer and washing machine. French doors from the rear of the kitchen open to a low maintenance south facing paved 'courtyard style' rear garden measuring 25' in length by 13' in width is enclosed by brick walls and panel fencing with raised beds. On the first floor, the landing gives access to 3 individually approached bedrooms serviced by a separate side aspect fully tiled bathroom with heated towel rail and white suite including shower over Bath with glazed shower screen. Other general notable features include gas fired central heating to radiators via 'combi' boiler and UPVC double glazing.

This fantastic home must be seen to be appreciated, please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

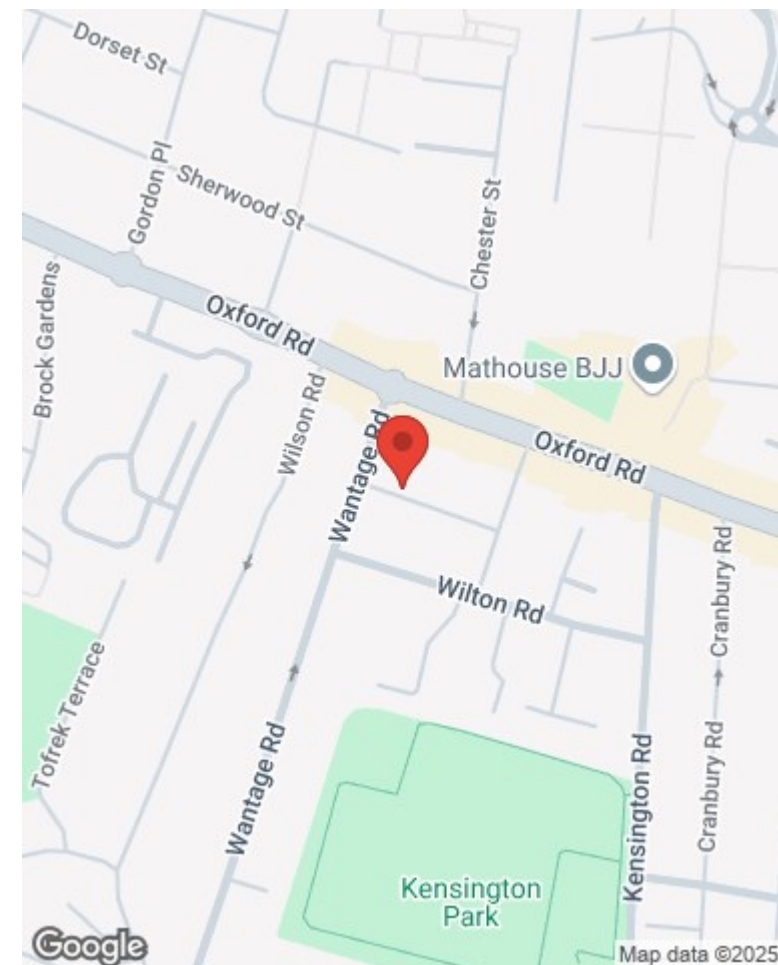
Reading Borough Council - Band C





Ground Floor
Approx 37 sq m / 403 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	

Misrepresentation and Misdescriptions Acts

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