



sansome  george

18 Connaught Road, Reading, RG30 2UP  
£280,000 Freehold

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Residential Sales & Lettings



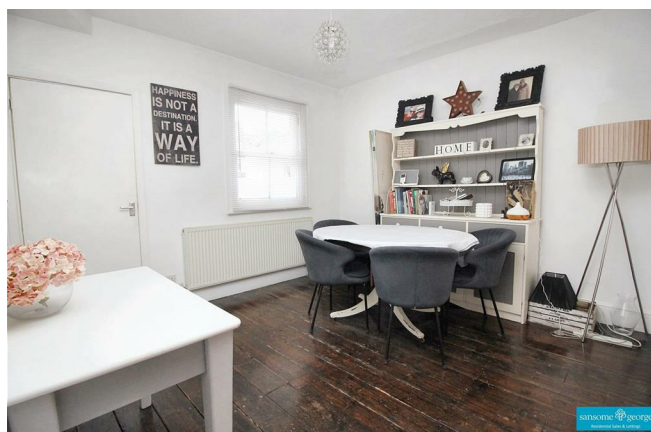
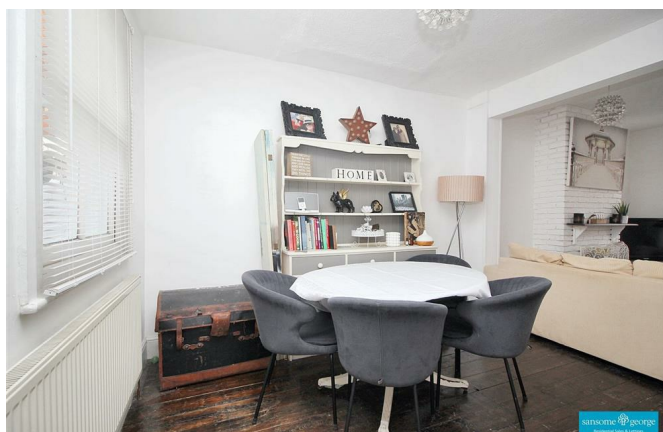
- Victorian Terrace House
- Located Close To Amenities & Transport Links
- Open Plan Living Room
- Two Double Bedrooms
- Westerly Aspect Rear Garden
- No 'Onward Chain' Complications
- Characterful Original Features Throughout
- Kitchen Plus Additional Utility Room
- Separate First Floor Bathroom
- Gas Fired Central Heating Via 'Combi' Boiler

Offered to the market with the advantage of 'No Onward Chain' complications, this charming and characterful Victorian terrace house is situated on a favoured residential road approximately 1.25 miles west of Reading Town Centre and hence within 10 minutes level walk of Reading West train station as well as a wealth of amenities to include regular 24 hour bus services, Battle library, Kensington recreation ground, gyms, shops and convenience stores to include 'Tesco Extra' 24 hour supermarket.

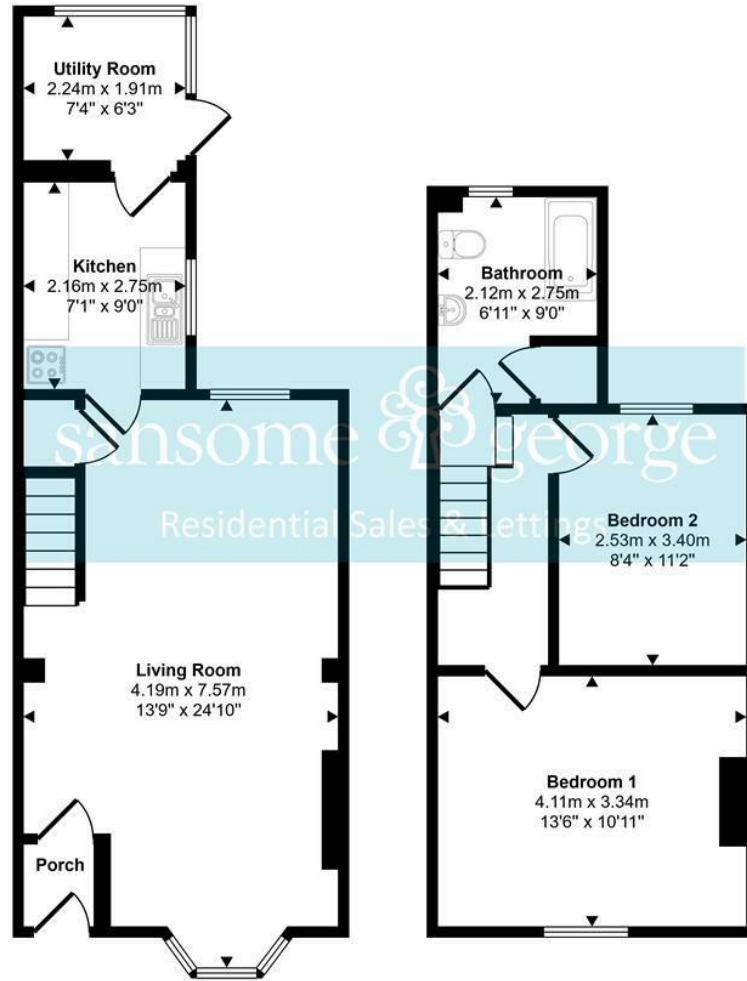
Approached via an open frontage laid to gravel with original quarry tiled path leading to the front door which opens to a useful porch. A door from the porch leads to a delightful open plan, dual aspect living room with stairs rising to the first floor, front aspect bay window, painted exposed brick fireplace housing log burner, original exposed floor boards and rear aspect window. The side aspect kitchen is well appointed with a range of units and with a door opening to a useful utility room with a door leading to the rear garden. On the first floor, the landing gives access to 2 double bedrooms and a separate rear aspect fully tiled bathroom with 3 piece suite and built in cupboard housing gas fired 'combi' boiler (n/t) serving central heating and domestic hot water. Outside, to the rear of the property the rear garden enjoys a sought after westerly aspect, and is enclosed by wooden fencing and original brick wall with trellis above. Measuring approximately 30 in length by 20' wide, there is also a mature tree and garden shed.

Retaining a wealth of charm, this much loved home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



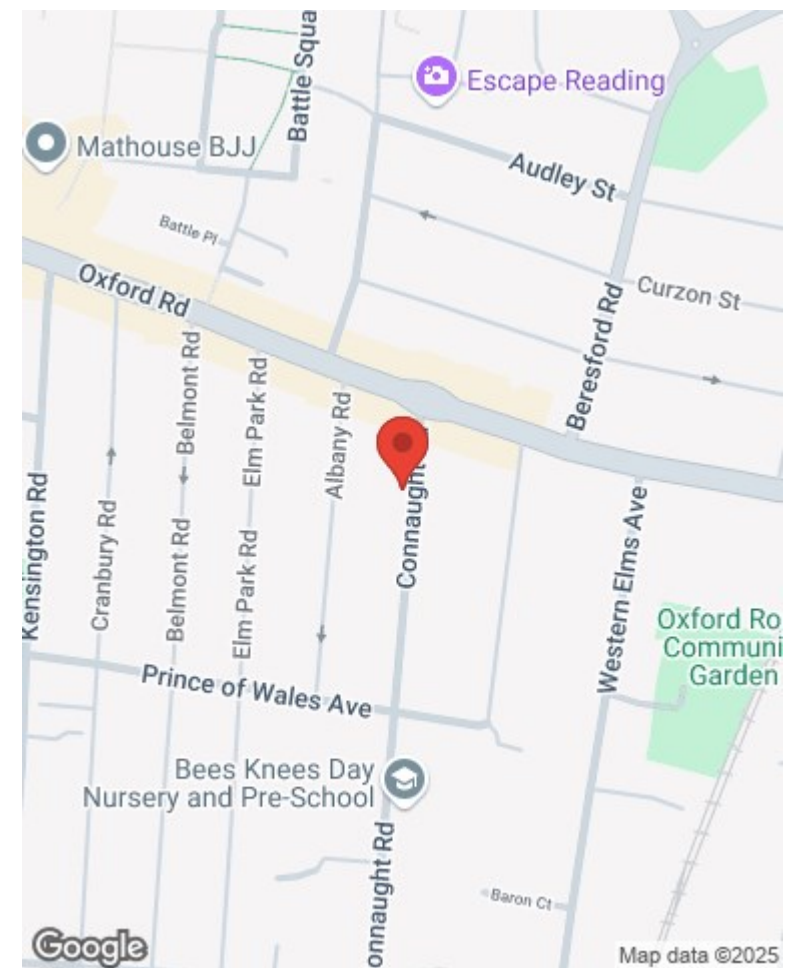
Approx Gross Internal Area  
76 sq m / 821 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft

First Floor  
Approx 34 sq m / 371 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	84

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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