



sansome  george

109 Elm Park Road, Reading, RG30 2TL
Guide Price £250,000 Freehold

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Residential Sales & Lettings

- Bay Fronted Victorian Mid-Terrace
- 12' Living Room
- Kitchen
- Separate Bathroom And WC
- Gas Fired Central Heating
- No Onward Chain
- Spacious Dining Room
- Three Bedrooms In A 2+1 Configuration
- Enclosed Rear Garden
- Mainly UPVC Double Glazing

Offered to the market with the advantage of no 'onward chain', this popular 'bay fronted' Victorian mid terrace house is in need of modernization throughout. Situated within yards level walk of local amenities which include regular bus services, green spaces and parks, schools to include Battle Primary (Ofsted rating outstanding), supermarkets, shops, cafes, pubs and restaurants as well as Reading West Train Station (Paddington, Reading Mainline, Theale, Basingstoke, Newbury), this delightful home is also conveniently under 1.25 miles from Reading town centre.

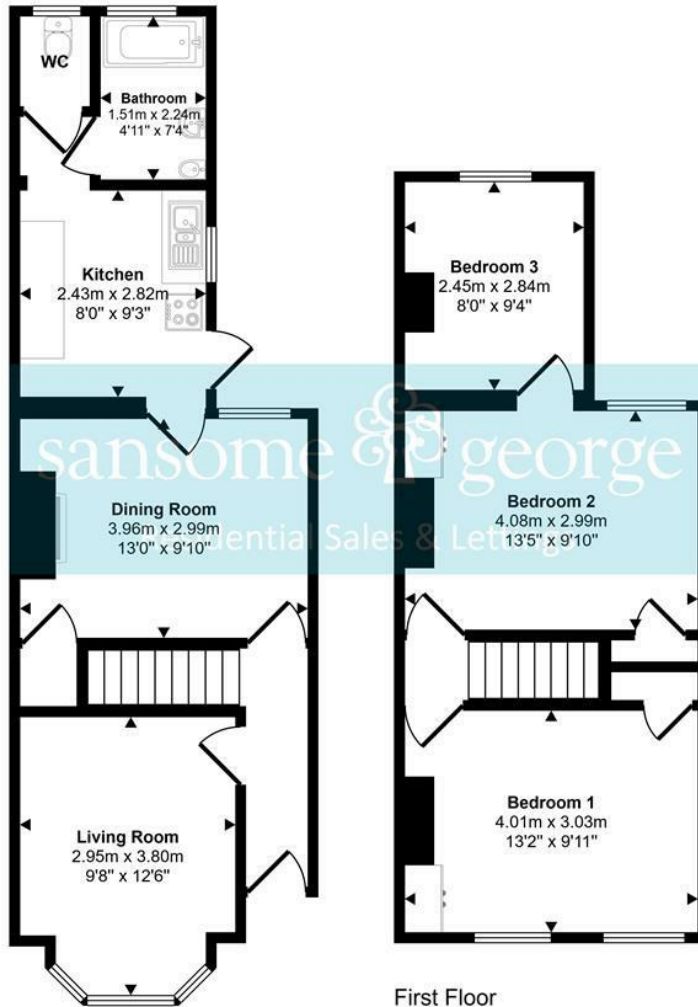
Accommodation comprises of entrance hall with stairs rising to first floor, two separate receptions rooms comprising living room with front aspect bay window and rear aspect dining room, spacious kitchen, ground floor bathroom and separate WC. On the first floor, the landing gives access to 3 bedrooms which are arranged in the familiar and versatile 2+1 configuration with Bedroom 3 being accessed via Bedroom 1 giving easy use as a dressing room, home office or potential en-suite. Also having potential to extend into a spacious loft area (subject to necessary planning consents) and the added bonus of built in storage to bedrooms 1 and 2. The exterior consists of a lean to and low maintenance easterly aspect rear garden, mainly paved as patio. Complemented by gas fired central heating to radiators (not tested) and mainly UPVC double glazing with only a couple of original sash windows, this charming property boasts great potential. Permit parking is also applicable for the property.

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

Reading Borough Council - Band B



Approx Gross Internal Area
79 sq m / 847 sq ft



First Floor
Approx 36 sq m / 391 sq ft

Ground Floor
Approx 42 sq m / 456 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	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	EU Directive 2002/91/EC

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