



45 Chester Street, Reading, RG30 1LL
£260,000 Freehold

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Residential Sales & Lettings

- Victorian End Terrace House
- Lounge With Box Bay Window & Fireplace
- Well Appointed 12' Fitted Kitchen
- 2 Bedrooms
- Westerly Aspect Rear Garden

- No 'Onward Chain' Complications
- Dining Room With Patio Doors To Garden
- Ground Floor Bathroom
- En-suite To Bedroom 1
- Useful Side Access

Offered with the added advantage of no 'onward chain' this Victorian end of terrace house is ideally situated just 1.5 miles to the west of Reading town centre. The property is conveniently within walking distance of a wealth of amenities to include several regular bus services in all directions and Reading West Train Station as well as gyms, green spaces and playgrounds plus a wealth of cafes, pubs, restaurants and shops to include 'Tesco Extra' 24 hour supermarket.

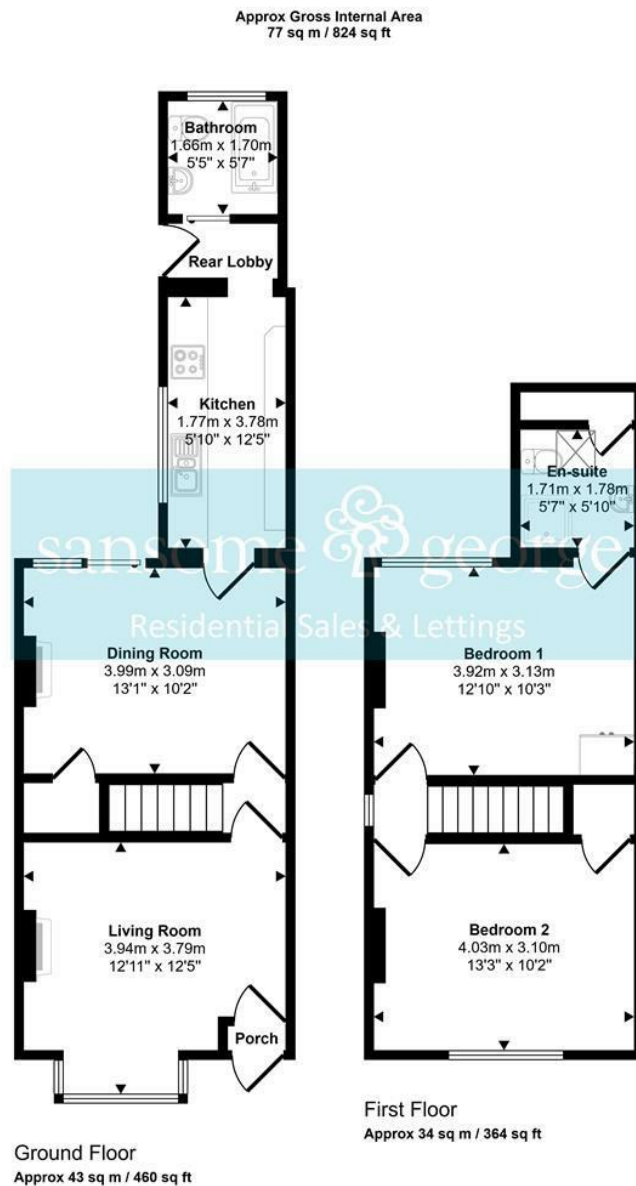
The property is approached via a low walled frontage with a canopied porch over the front door which opens to a small porch with a second door opening to the Lounge with a front aspect 'box bay' window and feature original cast iron fireplace. A door then leads past the stairs which rise to the first floor and opens to the Dining Room with access to under stairs storage cupboards and rear aspect Patio doors opening to the garden. The side aspect kitchen is well appointed and includes integrated gas hob and electric oven. To the rear of the kitchen is a rear lobby with courtesy door to the garden and a sliding door opening to a fully tiled ground floor 3 piece bathroom with white suite. On the first floor, the landing with side aspect window services two separate and well proportioned bedrooms. Bedroom 2 is front aspect with a built in cupboard, while Bedroom 1 is rear aspect and features an en suite shower room with quadrant shower cubicle, 'Velux' roof window and access to eaves storage.

Outside, to the rear of the property, the predominantly westerly aspect garden is enclosed by wooden fencing and brick walls with a secure pedestrian gate giving useful access to the front. A patio area adjoins a garden area with timber built shed and mature trees. This property is ready for a new owner to update cosmetically to suit their taste, timescale and budget and hence is of great interest to First Time Buyers or as an attractive 'Buy to Let' investment purchase.

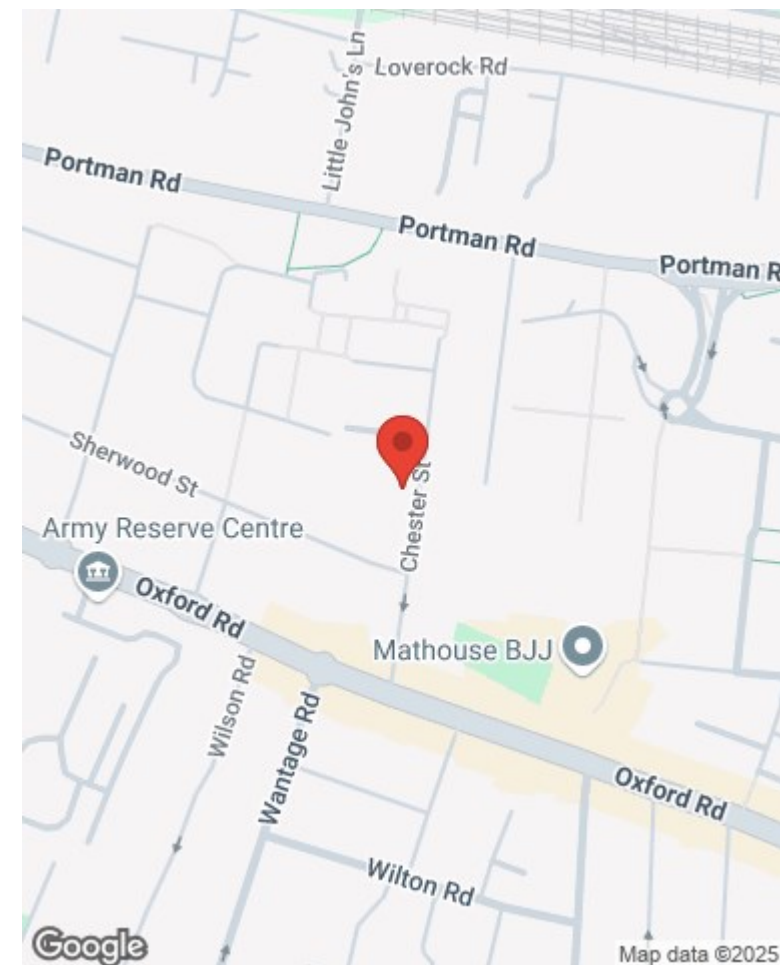
Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C





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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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