



23 Beresford Road, Reading, RG30 1DD
Offers In Excess Of £325,000 Freehold

sansome  george
Residential Sales & Lettings

- Victorian Terrace House
- Ideally Located Close To Amenities
- 2 Reception Rooms
- Fully Tiled Ground Floor Bathroom
- Westerly Aspect Rear Garden
- No 'Onward Chain' Complications
- Close To Train Station & Regular Buses
- Modern Fitted Kitchen
- 3 'Double' Bedrooms
- UPVC Double Glazed Windows & GRCH (n/t)

A popular Victorian terrace house ideally located in the heart of west reading, just over 1 mile from Reading Town Centre and hence within 3 minutes walk from Reading West train station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale) and also 10 minutes walk of The River Thames with meadows. A wealth of amenities to include gyms, green spaces, shops, supermarkets, pubs, restaurants and cafes are all within close proximity as are numerous regular bus services in all directions just yards away.

Offered to the market with the added advantage of 'No Onward Chain' complications or with current tenant in situation if so desired, the property is approached via covered open porch over the front door which opens to the entrance hall where stairs directly ahead rise to the first floor and doors access the dining room. This versatile room features a door to the rear garden, access to under stairs storage, door to kitchen and a door leading to the living room with front aspect bay window. Stripped wood effect laminate flooring. The side aspect kitchen is well appointed with a range of units and includes integrated oven and hob. A door from the kitchen leads into a rear aspect fully tiled ground floor bathroom with white suite including shower over bath and a heated towel rail.

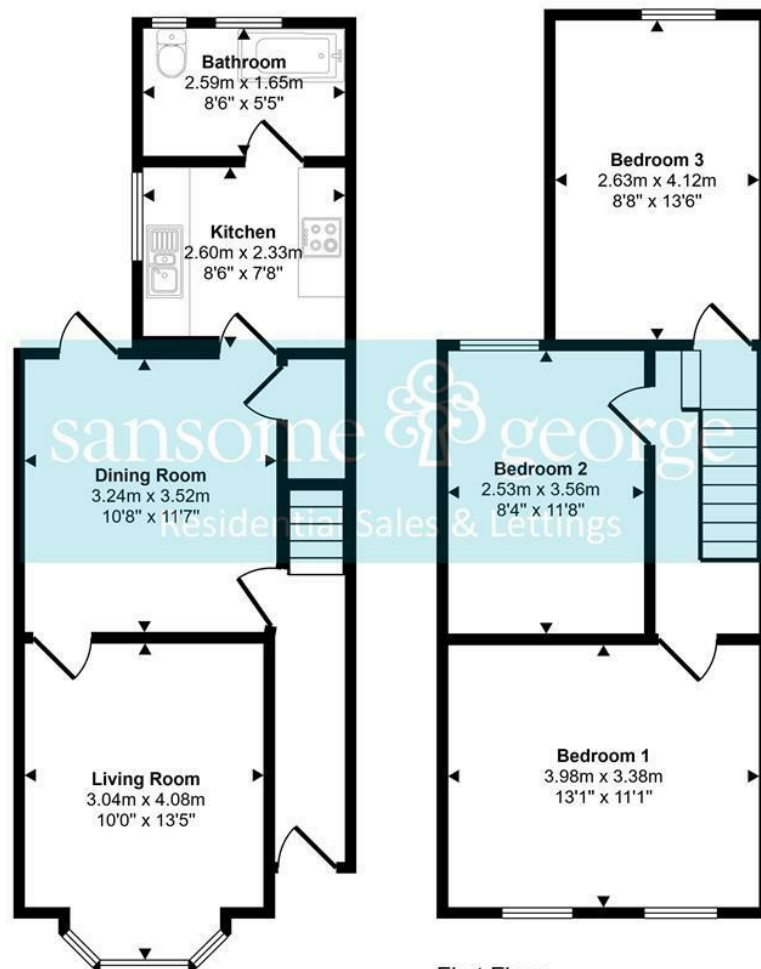
On the first floor, a landing gives access to 3 separate 'double' Bedrooms all measuring in excess of 11'. Other general points to note include UPVC double glazed windows and gas fired central heating to radiators via gas fired 'combi' boiler (n/t). Outside, to the rear of the property, the enclosed Garden enjoys a predominantly westerly aspect, is enclosed by wooden panel fencing with patio and an area of lawn.

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

Reading Borough Council - Band C



Approx Gross Internal Area
80 sq m / 864 sq ft



First Floor
Approx 40 sq m / 427 sq ft

Ground Floor
Approx 41 sq m / 437 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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings