



48 Barnwood Close, Reading, Berkshire, RG30 1BY
£335,000 Freehold

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Residential Sales & Lettings

- Mid Terrace House
- Garage In A Row Nearby
- South Facing Rear Garden
- Ideally Located Within 10 Minutes Walk Of All Amenities
- 3 'Good Sized' Bedrooms, Separate Shower Room
- No 'Onward Chain' Complications
- Overlooks A Green To The Front
- Traffic Free Walkway Location
- Entrance Porch, Lounge, Kitchen/Dining Room
- Double Glazed Windows & GRCH (n/t)

Offered with the advantage of no 'onward chain' this 3 bedroom mid terrace house is situated on a walkway overlooking a green area to the front, includes a garage in a nearby row, and is ideally situated with a host of amenities within under 10 minutes level walk. These include Reading West train station, numerous bus services, primary and secondary schools, green spaces including playgrounds and courts, plus wealth of shops and supermarkets, gyms and swimming pool, library, cafes, restaurants and pubs. Both The River Thames with meadows and Reading's vibrant town centre both within approximately 1 mile hence circa 20 minutes walk.

The property is approached via an open front garden with a path to the front door which opens to a useful entrance porch with built in cupboard. A door leads to the front aspect living room where stairs rise to the first floor and a door leads to the kitchen/dining room with rear aspect Patio doors to the rear garden. The rear aspect open plan kitchen is well appointed with a range of fitted units plus two additional built in storage cupboards. On the first floor, there are 3 'good sized' bedrooms (all with built in storage) which are serviced by a separate shower room with rear aspect window, heated towel rail and three piece suite suite including quadrant shower cubicle. Other points to note include double glazing and central heating to radiators:via gas fired boiler located in the kitchen.

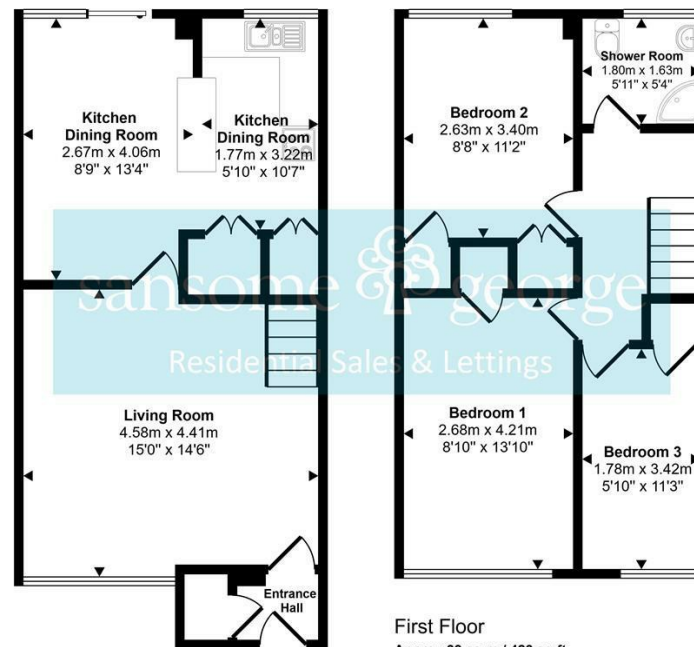
Outside, to the rear of the property, the southerly aspect garden is enclosed by wooden fencing with a patio area spanning the rear of the property and the remaining being mainly grass. A gate to the rear gives pedestrian access to path leading to Beresford Road and the green common area in Barnwood Close. The single Garage in a row accessed via Barnwood Close.

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
81 sq m / 870 sq ft



Ground Floor
Approx 42 sq m / 447 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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