



**83 Audley Street, Reading, RG30 1BS**  
**Guide Price £350,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Victorian End Of Terrace House
- Ideal For HMO Investment Or Private Owner Occupation
- Minutes Walk From Train Station & Amenities
- 3 Seperate First Floor 'Double' Bedrooms
- Second Floor Bedroom in Dormer Loft Conversion

- No 'Onward Chain' Complications - Vacant Possession
- Accomodation Of 126 sq. m. (1359 sq. ft) Over 3 Floors
- 2 Reception Rooms Plus Large Kitchen
- 2 Separate First Floor Bathrooms
- Small Courtyard Rear Garden

Offered with no 'onward chain' this considerably larger than the average and deceptively spacious Victorian end of terrace house offers 1359 sq. ft. (126 sq. m.) of well proportioned accommodation. The property conveniently located just over 1 mile west of Reading town centre and is 5 minutes walk from Reading West Train Station, several regular bus services and two supermarkets plus a range of shops, cafes, pubs and restaurants. Green spaces in Battle Square or Beresford Road Park are yards away, and local schools, plus sports and leisure facilities at Rivermead Leisure Complex are also within close very proximity.

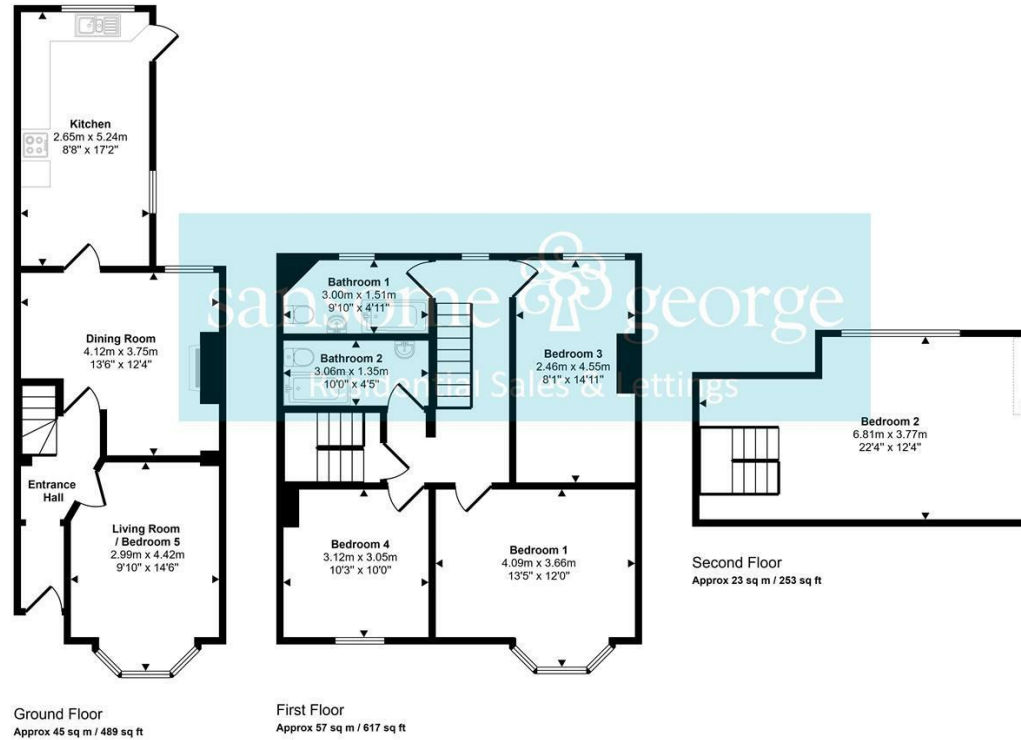
Having been a successful rental investment property as a 'house of multiple occupation', this unique property would also make a sizable home for private owner residence. The ground floor accommodation comprises of entrance hall with stairs rising to first floor and doors accessing the Living Room (or Bedroom 5) with front aspect bay window, and the rear aspect dining room with original cast iron feature fireplace. From the dining room, a door leads to a generous rear and side aspect kitchen with courtesy door to a small walled courtyard garden space to a southerly rear aspect area with side return. On the first floor, the rear aspect landing services 3 separate 'double' bedrooms and two separate 3 piece bathrooms. A door opens to a second staircase rising to the second floor converted loft space which provides a generous bedroom spanning the width of the property with rear aspect dormer window.

This rarely available property must be seen to be appreciated. Please contact Sansome & George Estate Agents to discuss this rarely available property in more detail or confirm viewing arrangements.

Reading Borough Council - Band C



Approx Gross Internal Area  
126 sq m / 1359 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	56	76

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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