



81 Wilson Road, Reading, RG30 2RU
Offers In Excess Of £350,000 Freehold

sansome  george
Residential Sales & Lettings

- Charming Victorian Mid Terrace House
- Middle Of Three In A Staggered Row
- Seperate Rear Aspect Dining Room With Fireplace
- 3 Piece Ground Floor Bathroom
- Enclosed Rear Garden
- Many Original Period Features
- Living Room With Bay Window, Coving, Picture Rails & Fireplace
- Well Appointed Kitchen
- 3 Seperate Double Bedrooms
- Potential For Loft Conversion Or Extension (Subject To All Consents)

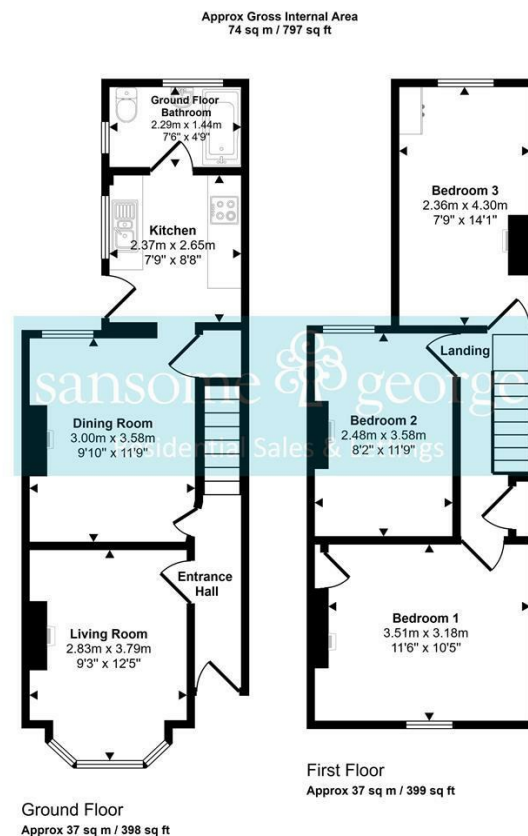
Benefitting from a wealth of period features, this Victorian terrace home is the middle of a staggered row of 3 ideally located just over 1.5 miles to the west of Reading town centre. Playing fields with tennis courts are just 500m away and Prospect Park plus a range of shops, supermarkets, gyms, restaurants, cafes, take aways and pubs are all within under 10 minutes walk. There is also great access to public transport with several bus services operating 24/7 nearby and Reading West train station being circa 15 minutes walk. The property is also with the sought after Wilson Primary School Catchment, located 200m away.

Retaining desirable classic features such as original cast iron fireplaces in both reception rooms as well as all 3 separately approached double bedrooms. This attractive home is approached via front gate where a paved area with planted areas sits behind a low brick wall. The front door sits under the original feature open porch and opens to an entrance hall (with original mouldings) where a staircase ahead leads to the first floor. Doors to the left lead to a charming living room with high ceiling with original coving, original picture, and front aspect bay window. The separate rear aspect dining room has access to under stairs storage and with a door opening to a the side aspect fitted kitchen which includes integrated oven and hob. A door from the kitchen opens to the ground floor bathroom with white suite including mixer tap shower over bath. On the first floor, the property boasts three separate double bedrooms with a gas fired 'combi' boiler located in a cupboard in bedroom 3. The rear garden is accessed from the kitchen via a side return which opens to the easterly aspect rear garden which is enclosed by brick walling with timber fencing above, and has a patio area and range prepared beds with various planed flowers, shrubs and vegetables,

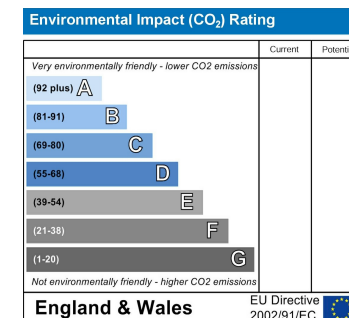
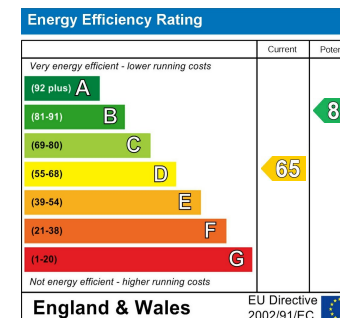
The property also enjoys scope for further enlargement with opportunity to expand into the loft space (with neighbouring properties already having done so) or by extension to the side or rear (all subject to all necessary consents). Complemented further by a neutral pallet throughout, this charming well maintained home with so many original period features is rare to the market and hence must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

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.



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