



183 Southampton Street, Reading, RG1 2RB  
£325,000 Freehold

sansome & george  
Residential Sales & Lettings

Offered with the added advantage of no 'onward chain' complications, this deceptively spacious three bedroom Victorian terrace home is ideally situated being within 10 minutes walk of 'The Oracle' and the Reading town centre with mainline train station, Reading University Campus and also The Royal Berkshire Hospital. The further range of amenities nearby include local convenience shops and take aways, pubs, The River Kennet, Brunel Retail Park and supermarkets. Junction 11 of the M4 Motorway is a simple commute by car of circa 3 miles.

Suited to private owner occupation or as an attractive 'buy-to-let' investment purchase (Article 4 H.M.O. restrictions apply), this deceptively spacious property is approached via frontage behind cast iron railings with gate opening to a quarry tiled path to front door under a covered open porch. The entrance hall has stairs rising to the first floor and a door opening to the rear aspect dining room which is open plan to the living room with stripped wood effect laminate flooring throughout. A door from the dining room opens to a fitted kitchen with side aspect window and stable door opening to a covered side return. Behind the kitchen, the ground floor bathroom and W/C. On the first floor, a central landing services 3 good sized separately approached 'double' bedrooms each with feature fireplaces and stripped wood effect laminate flooring. Other general notable features include UPVC double glazing and gas fired central heating to radiators via a 'combi' boiler (not tested). Outside, to the rear, the covered side return area opens to a paved patio area spanning the rear of the property with a path continuing down the garden which measures approximately 60' in length with an easterly aspect.

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  
109 sq m / 1171 sq ft



Ground Floor  
Approx 58 sq m / 627 sq ft

First Floor  
Approx 51 sq m / 544 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.

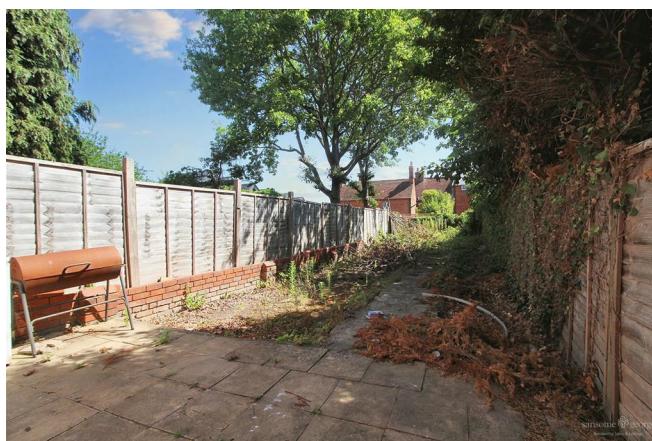


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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