



146 Wilson Road, Reading, RG30 2RW  
Guide Price £350,000 Freehold

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Residential Sales & Lettings

- Victorian Terraced House
- Well Maintained & Nicely Presented Throughout
- Entrance Hall With Staircase
- Modern Fitted Kitchen
- Separate First Floor Bathroom

- Offered With No 'Onward Chain'
- Situated In A Favoured Road Close To Amenities
- 2 Reception Rooms
- 3 Separate Bedrooms
- Westerly Aspect 50' Landscaped Garden

Offered to the market with the added advantage of 'no onward chain' complications, this popular Victorian terraced house is ideally situated at the top end of a favoured address located approximately 1.5 miles to the west of Reading town centre. This well maintained property is also conveniently within minutes walk of a wealth of amenities to include Reading West train station (Reading mainline, Paddington, Theale, Newbury, Basingstoke), several frequent bus services and reputable schools plus a range of shops, supermarkets, pubs, cafes, gyms and Battle Library plus green spaces to include a playing field yards away in the neighbouring road and also Prospect Park being within 5 minutes walk.

Well presented throughout, this attractive character property is approached via a walled paved frontage with the front door opening to an entrance hall with stairs directly ahead rising to the first floor landing and a doors opening to two separate reception rooms. These comprise of living room with front aspect bay window and chimney breast with feature mantle, and a rear aspect dining room with door leading to the kitchen. With rear and side aspect windows and door to the garden, the generous kitchen is well appointed with ample modern units with oak block work tops and integrated oven and hob. On the first floor, the property offers three good sized bedrooms and a fully tiled side aspect bathroom which are all separately approached from the landing.

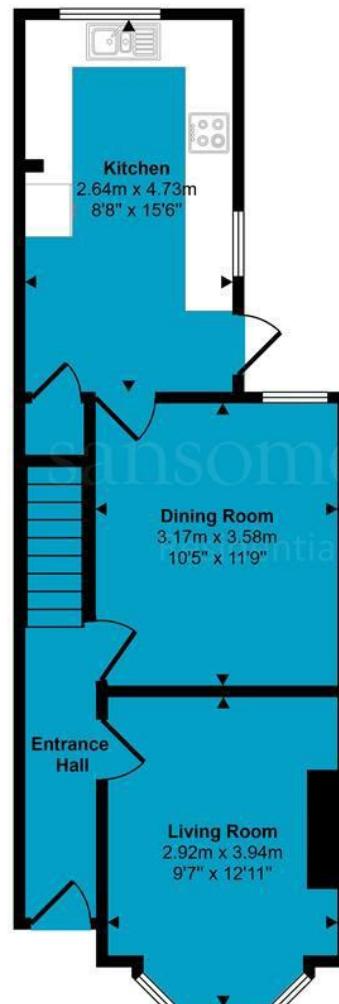
Outside, the generous landscaped rear garden is another desirable, stylish and notable feature of this sought after home being of a predominantly westerly aspect, measuring approximately 50' (16m) in length, and enclosed by painted brick walling (with upper part trellis to one side). The side aspect door from the kitchen opens to a paved area to the side return leading to a sizable paved patio spanning the rear of the property. An artificial lawn leads to a brick built shed/workshop at the end of the garden which could be updated and adapted for use as a home office, gym or studio etc. (and subject to any necessary consents).

This popular property also offers potential for future enlargement or extension with opportunity to extend to the rear/side or for a loft conversion (subject to necessary consents) and must be seen to be appreciated. For further information or to arrange a viewing at your earliest convenience, please contact Sansome & George Estate Agents.

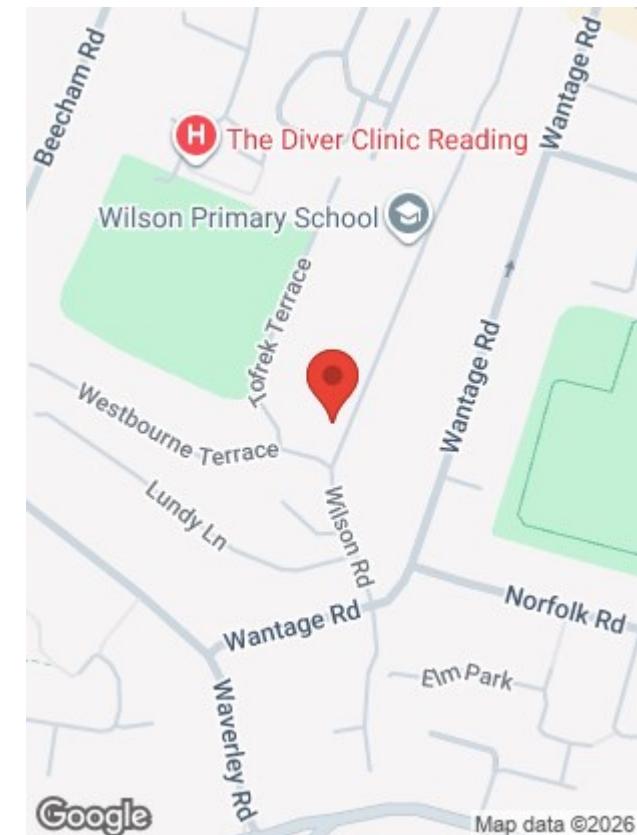
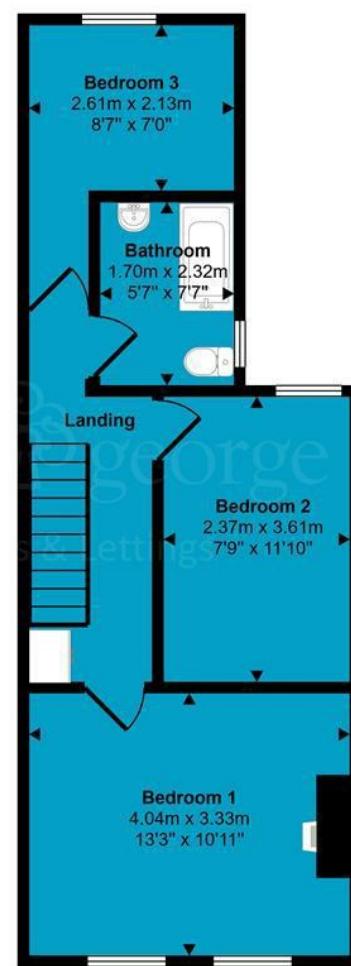
Reading Borough Council - Band C



Approx Gross Internal Area  
83 sq m / 889 sq ft



First Floor  
Approx 41 sq m / 442 sq ft



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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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