



5 Cannon Street, Reading, RG1 7PH
Guide Price £280,000 Freehold

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Residential Sales & Lettings

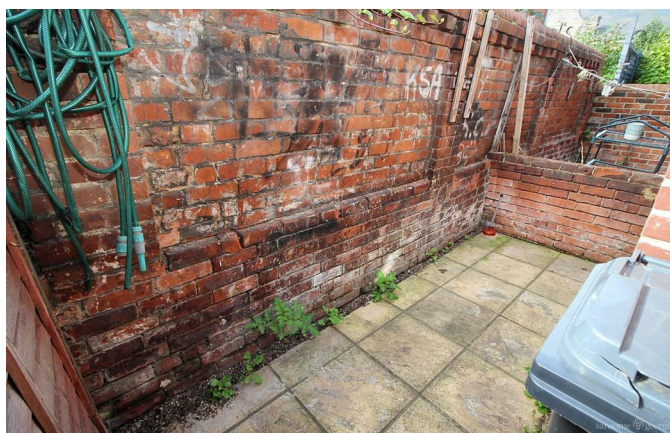
- Victorian Terrace House
- Bay Front Living Room
- Modern Fitted Kitchen
- 3 Bedrooms (2+1)
- Gas Central Heating
- No Onward Chain
- Naturally Bright Dining Room
- 3 Piece Family Bathroom
- Courtyard Garden
- UPVC Double Glazing

This attractive and versatile Victorian Terrace property is offered to the market with the added advantage of 'No Onward Chain' and is ideally located on a favoured residential road approximately 1.25 miles west of Reading Town Centre and conveniently within minutes walk of a wealth of amenities to include Reading West Train Station (Reading Mainline, Paddington, Theale, Newbury, Basingstoke), regular Bus Services operating 24/7, Gyms, Battle Library, Kensington Recreation Ground and Prospect Park plus a wealth of Shops, Supermarkets, Pubs, Cafes and Take Aways.

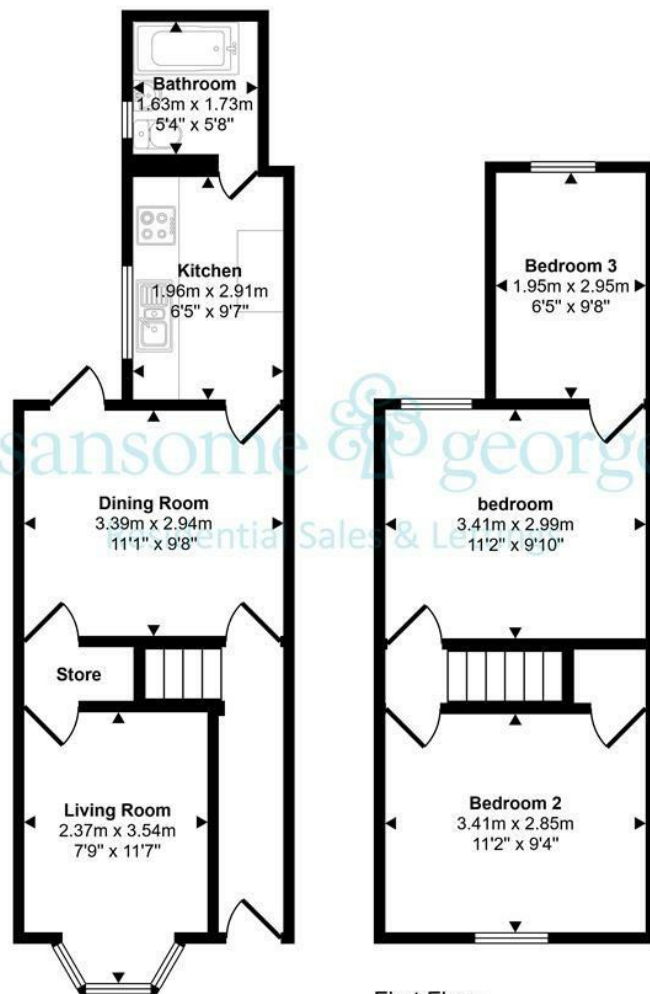
The property is approached via UPVC double glazed door opening to the entrance hall where stairs rise to the first floor landing and a door leads to the dining room. This central dining room features a courtesy door to the rear garden, access to the kitchen and door to the lounge via a useful storage area under the stairs. The side aspect kitchen is well appointed with fitted units and integrated hob and electric oven. A door from the Kitchen leads to the rear aspect ground floor bathroom. On the first floor, there are 3 bedrooms which are arranged in the familiar and versatile '2+1' configuration with bedroom 3 being accessed via Bedroom 2. Other notable general features include UPVC double glazing throughout and gas fired central heating to radiators. Outside, to the rear of the property, the courtyard style garden is paved and is enclosed by brick walls and timber fencing,

Please contact Sansome & George Estate Agents to arrange a viewing at your earliest convenience or for any further information.

Reading Borough Council - Band C



Approx Gross Internal Area
62 sq m / 672 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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

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