



18 Sherwood Street, Reading, RG30 1LJ
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- End Of Terrace House of 1062 sq. ft. (100 sq. m.)
- Off Road Parking For 2 Cars
- Living Room Leading To Conservatory
- Fitted Kitchen To Include Integrated Dishwasher
- Ground Floor Shower Room & First Floor Bathroom
- Offered With No 'Onward Chain'
- Entrance Porch To Open Plan Dining Area
- Versatile Reception Room / 4th Bedroom
- 3 'Double' Bedrooms
- Enclosed Rear Garden With Gated Access

Offered to the market with the added advantage of no 'onward chain', this spacious end of terrace house boasts 1081 sq. ft. (100sq. m.) of versatile and well proportioned accommodation. A host of amenities are within striking distance and include 24/7 bus services, Reading West train station, reputable schools, green spaces, gyms and leisure facilities to include Rivermead centre, plus a range of shops, supermarkets, cafes, pubs and restaurants. Conveniently located, Reading town centre is to the east, Caversham with The River Thames is to the north, and Tilehurst to the west, each being circa 1.5 miles away hence within approximately 35 minutes walk.

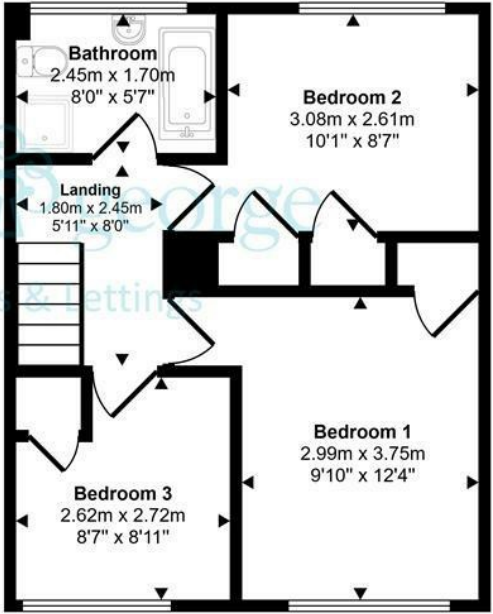
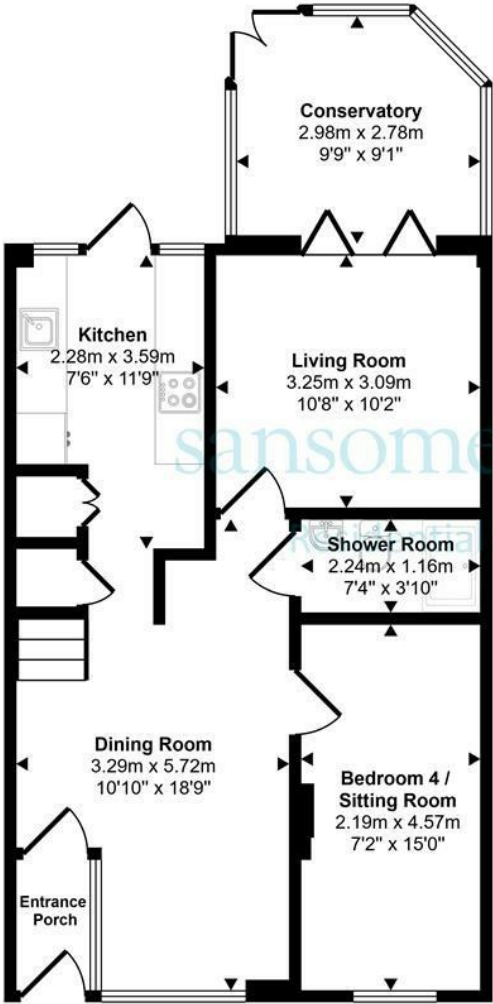
To the front of the property, an area of hard standing provides off road parking for two cars, and a secure gate gives access to the side of the property and the rear garden. The front door opens to an entrance porch with obscured internal glazing and a door opening to the open plan front aspect dining area where stairs rise to the first floor landing. This interlinking central space has doors to a versatile front aspect reception room (currently used as a 4th bedroom), a shower room, and a living room with patio doors to conservatory where French doors open to the rear garden. The fitted kitchen includes an integrated dishwasher, oven, microwave, and gas hob, also has a door to the rear garden, and is accessed via a doorway from the dining area. On the first floor, the landing leads three separate good sized bedrooms which are serviced by a rear aspect bathroom with white four piece suite to include shower cubicle. Outside, the rear garden is enclosed on either side by wooden fencing. A paved patio spans the width of the property with a low level wall and a step down to a garden area with beds to borders and paving surrounding a patch of artificial grass and a path leads to a covered storage area.

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

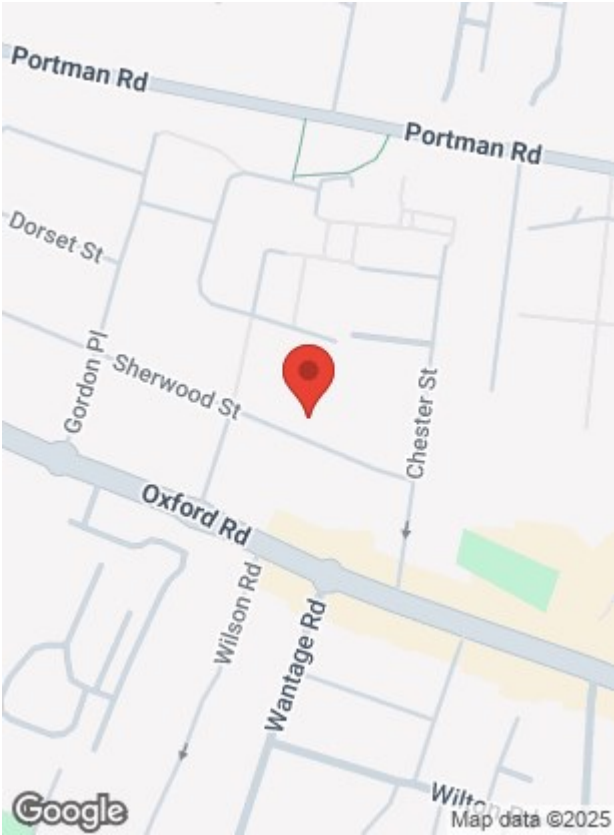
Reading Borough Council - Band C



Approx Gross Internal Area
100 sq m / 1081 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	84

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	

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