



4 Little Street, Reading, Berkshire, RG1 7PB
£265,000 Freehold

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Residential Sales & Lettings

- Victorian Mid-terrace House
- Within 0.8miles of Reading Town Centre
- Open Plan Living Room
- Ground Floor Bathroom
- Enclosed Rear Garden

- No 'Onward Chain' Complications
- Close To Amenities Including Reading West Train Station
- Extended Kitchen plus Lobby
- 2 Bedrooms
- UPVC Double Glazing & GRCH

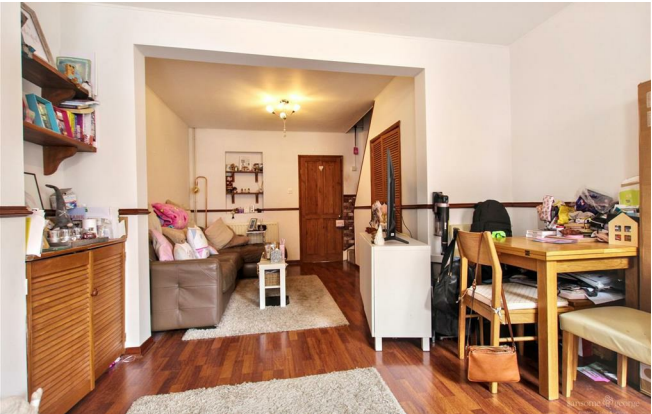
Ideally located in a 'tucked away' position yet within 1 mile of Reading's thriving town centre and mainline train station, this Victorian terrace house is also within a short level walk of a wealth of amenities to include green spaces, schools, gyms, regular bus services and Reading West train station plus a range of shops to include Tesco and Aldi, as well as restaurants and pubs.

Offered to the market with the advantage of no 'onward chain' and having been previously slightly extended, the front door opens to an open plan living room where stairs rise to the first floor and a door opens to the kitchen. Well appointed with ample fitted storage plus, integrated oven and gas hob, integrated fridge/freezer, and appliance space and plumbing for dishwasher, the larger than original rear aspect kitchen opens to a useful lobby where a door opens to the rear garden and a door also gives access to the bathroom. Fitted with a white suite including shower over bath, the rear aspect bathroom is fully tiled and also features a heated towel rail. On the first floor, a small landing services 2 separate and well proportioned bedrooms to include the main bedroom which spans the front of the property and features a fitted wardrobe to the side of the chimney breast.

Outside, the enclosed rear garden complements the property and provides a low maintenance and secluded space, enclosed by fencing and block built walls and is mainly paved.

This well maintained home is suited to both owner occupation or as an ideal investment purchase. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B



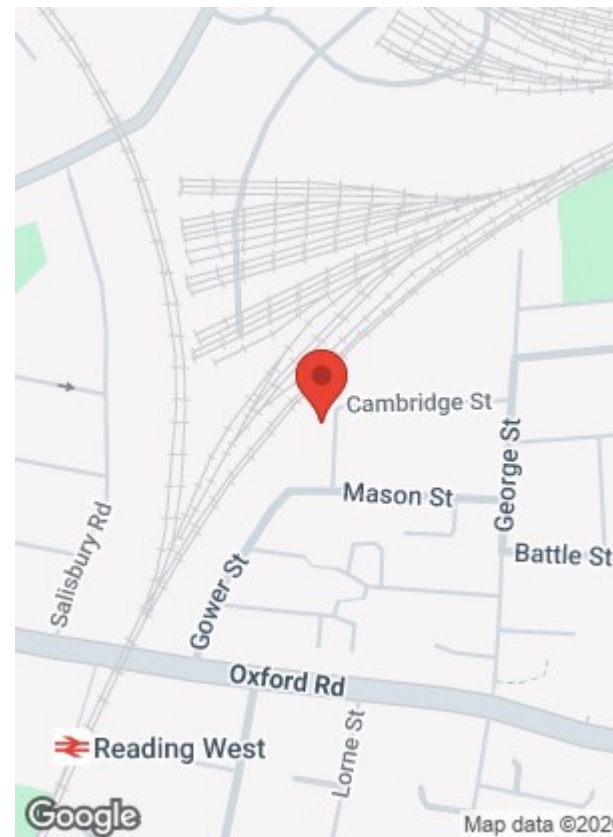
Approx Gross Internal Area
56 sq m / 599 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 21 sq m / 231 sq ft

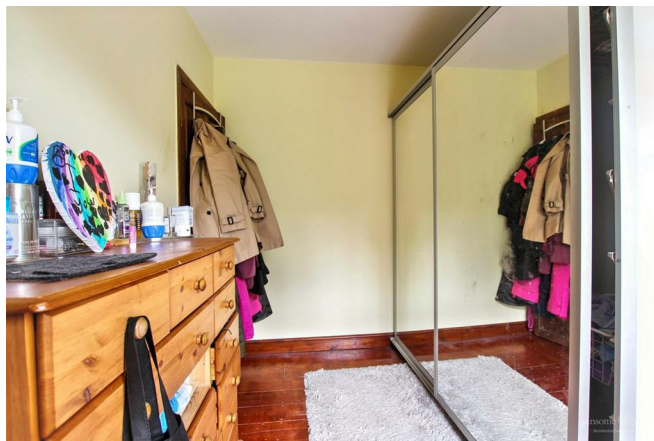
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (82 plus) A |
| (81-91) B | | | (61-81) B |
| (69-80) C | | | (39-60) C |
| (55-68) D | | | (15-58) D |
| (39-54) E | | | (1-38) E |
| (21-38) F | | | (1-20) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 59 | |
| | | 76 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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