



89 Cranbury Road, Reading, Berkshire, RG30 2XE
Guide Price £285,000 Freehold

sansome & george
Residential Sales & Lettings

- Victorian Mid Terrace House
- Fitted Kitchen
- 3 Separate Bedrooms
- Paved Rear Garden
- Gas Fired Central Heating (n/t)

- 2 Reception Rooms
- Ground Floor Bathroom
- Separate First Floor Shower Room
- Versatile Workshop/Outbuilding
- UPVC Double Glazed Windows

Located just over 1.5 miles to the west of Reading Town Centre, this popular mid terraced house is conveniently positioned within minutes walk of a range of shops, gyms, cafes, supermarkets and restaurants as are local green spaces to include Kensington Recreation Ground and Prospect Park and a range of schools. Several frequent bus services operate at the top and the bottom of the road and the recently updated Reading West train station (London Paddington, Newbury, Basingstoke, Theale) is also conveniently within circa 15 minutes walk.

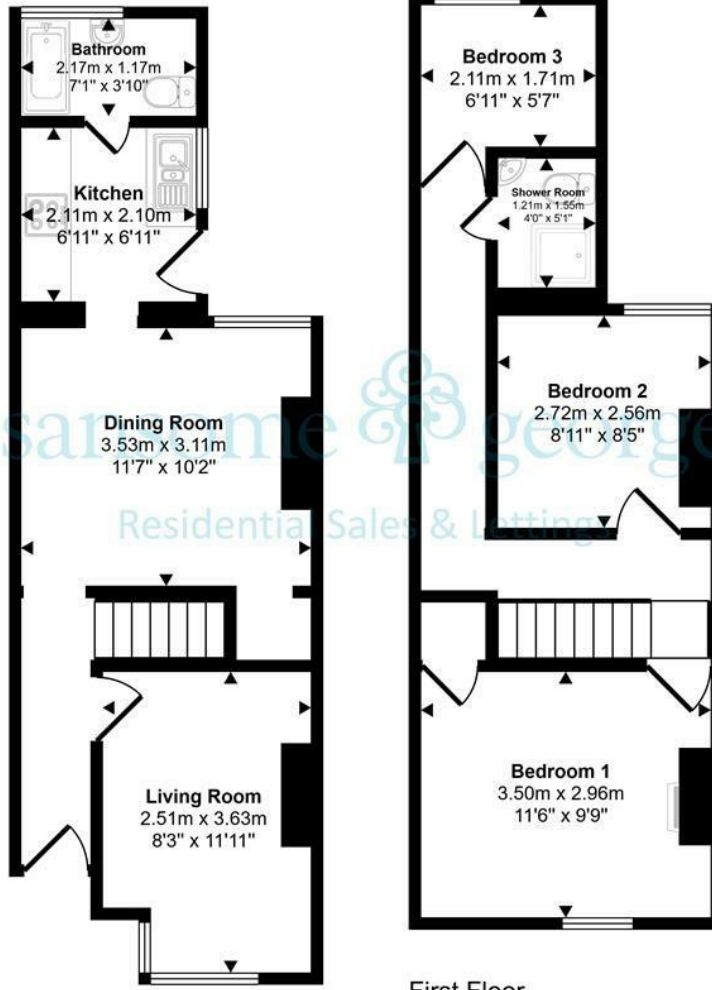
The property is approached via an open frontage with a quarry tiled path leading to a recessed open porch with front door opening to the entrance hall. Ground floor accommodation includes two separate, versatile reception rooms with stairs between the two rising to the first floor. The side aspect kitchen features a door to the rear garden and also leads to a rear aspect fully tiled bathroom. On the first floor, three bedrooms (1 double, 2 single) are separately accessed from the landing and are serviced by a separate shower room. Outside, the rear garden is enclosed by wooden fencing and is mainly paved. A sizable block built workshop/studio spans the rear of the garden, currently used as storage this space could easily be used as a home office, studio or gym.

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

Reading Borough Council - Band B



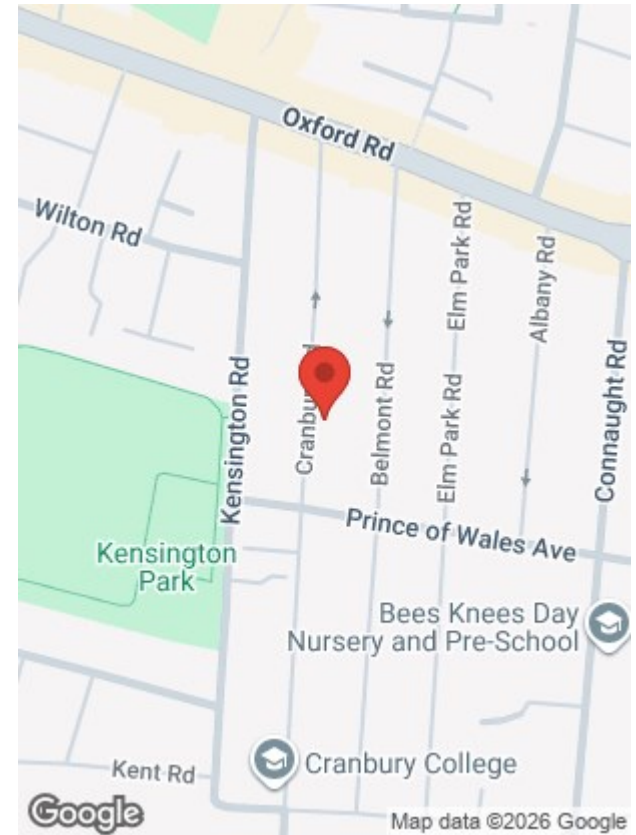
Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 34 sq m / 361 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			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	64	England & Wales
			EU Directive 2002/91/EC
		76	

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