



P
8 am - 8 pm
Permit
holders
or
2 hours
No return
within 2 hours
At other times
permit holders
only OGB

29 Chester Street, Reading, RG30 1LL
Guide Price £280,000 Freehold

sansome  george
Residential Sales & Lettings

- Mid-terrace House
- Ideal Opportunity To Update & Modernise
- Fitted Kitchen
- Separate First Floor Bathroom Plus Separate WC
- UPVC Double Glazing & GRCH (n/t)

- No 'Onward Chain' Complications
- 2 Separate Reception Rooms
- 2 Double Bedrooms
- Westerly Aspect Rear Garden
- Within A Short Walk Of Amenities

Offered to the market with the added advantage of no 'onward chain' complications, this popular mid-terrace house offers an excellent opportunity for a new owner to update and personalise to their taste at their own schedule. The property is just 1.5 miles to the west of Reading town centre and within level walking distance of a wealth of amenities to include regular bus services, Reading West train station and Battle Library, as well as green spaces and playgrounds, plus a wealth of cafes, pubs, restaurants and shops to include 'Tesco Extra' 24 hour supermarket.

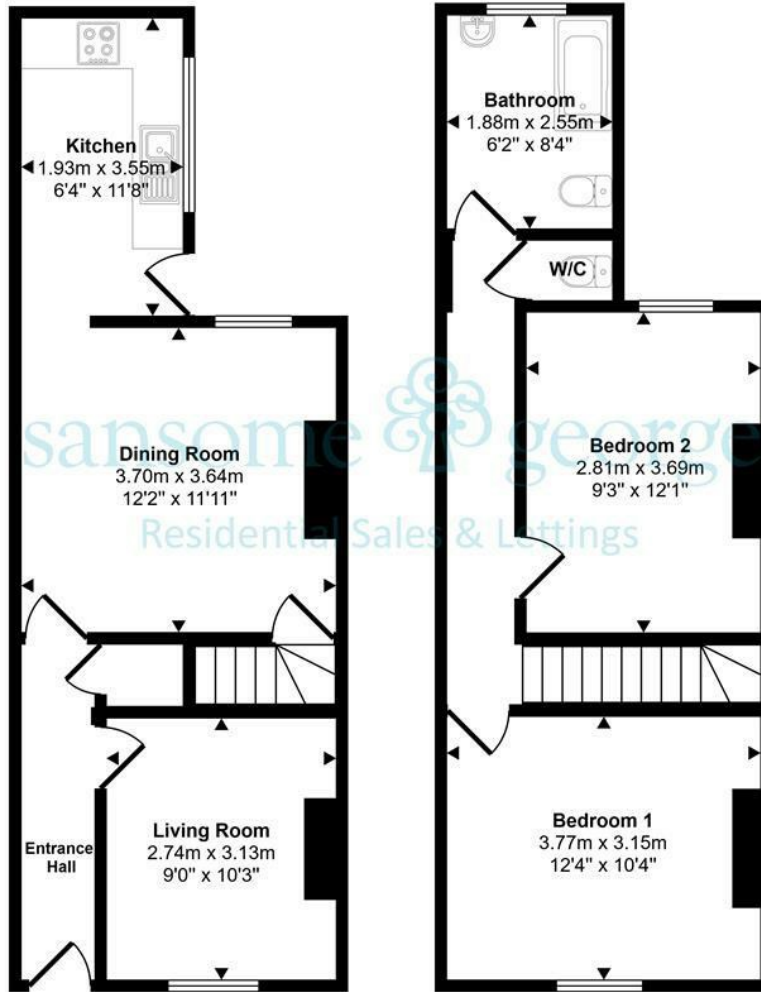
Ideally suited to first time buyers or as an attractive 'buy-to-let' investment purchase, the property is approached via a paved path to the front door with a low maintenance frontage of chipped slate which sits behind a low level brick wall. The front door opens to an entrance hall which gives access to a front aspect lounge, under stairs cupboard and a separate rear aspect dining room. From the dining room, stairs rise to the first floor and an opening leads to the kitchen where a side aspect door leads to the rear garden. On the first floor, the landing services two double bedrooms and a separate rear aspect bathroom with three piece suite. Other notable features include UPVC double glazing and gas fired central heating to radiators (n/t). The rear garden is enclosed by wooden fencing with a patio to rear and side of the property, which adjoins an area of garden.

Please Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience as strong demand is anticipated in this great opportunity.

Reading Borough Council - Band B



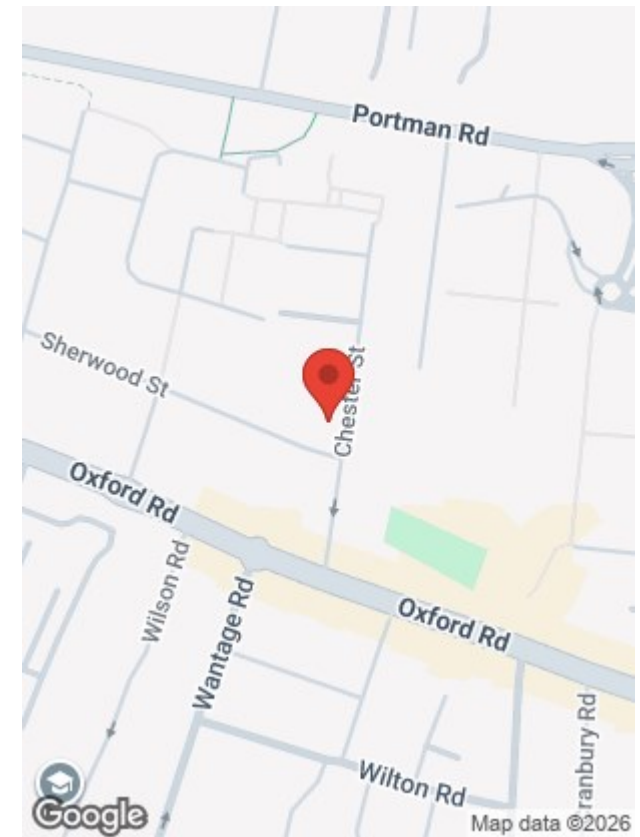
Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft

First Floor
Approx 36 sq m / 390 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			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		68	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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