



16 Shaftesbury Road, Reading, Berkshire, RG30 2QP
£325,000 Freehold

sansome  george
Residential Sales & Lettings

- Three Bedroom Victorian Terrace Home
- Modern Kitchen
- Sparate Dining Room With Garden Access
- Enclosed Low Maintenance Rear Garden
- Convenient Access To Local Amenities

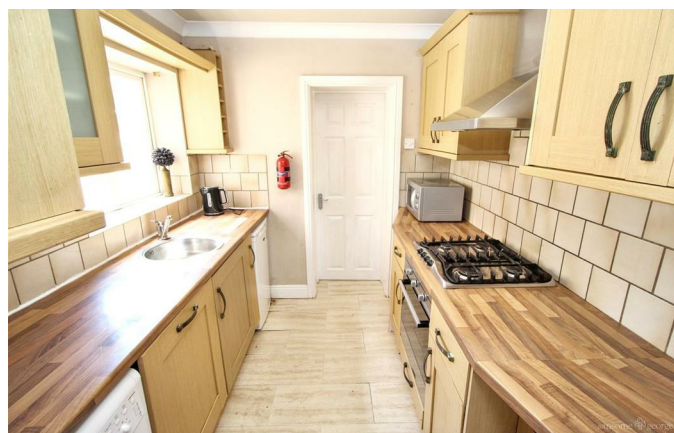
- No Onward Chain
- Bay-Fronted Living Room
- Three-Piece Ground Floor Bathroom
- Excellent Transport Links With Nearby Train Stations
- Ideal First Time Purchase Or Investment Opportunity

Offered to the market with the added advantage of no 'onward chain', this three bedroom Victorian terrace home is situated on a popular residential road just off Waverley Road, providing convenient access to Prospect Park. The property is ideally positioned for a range of local amenities including gyms, library, shops, supermarkets, cafés, pubs and restaurants, all within approximately a 15 minute walk. Numerous regular bus services are also very close by. Both Reading West railway station and Tilehurst railway station are approximately one mile away, offering excellent rail links to destinations including Paddington, Newbury, Basingstoke, Oxford and Didcot. Reading Town Centre and the mainline station are conveniently located around two miles to the east.

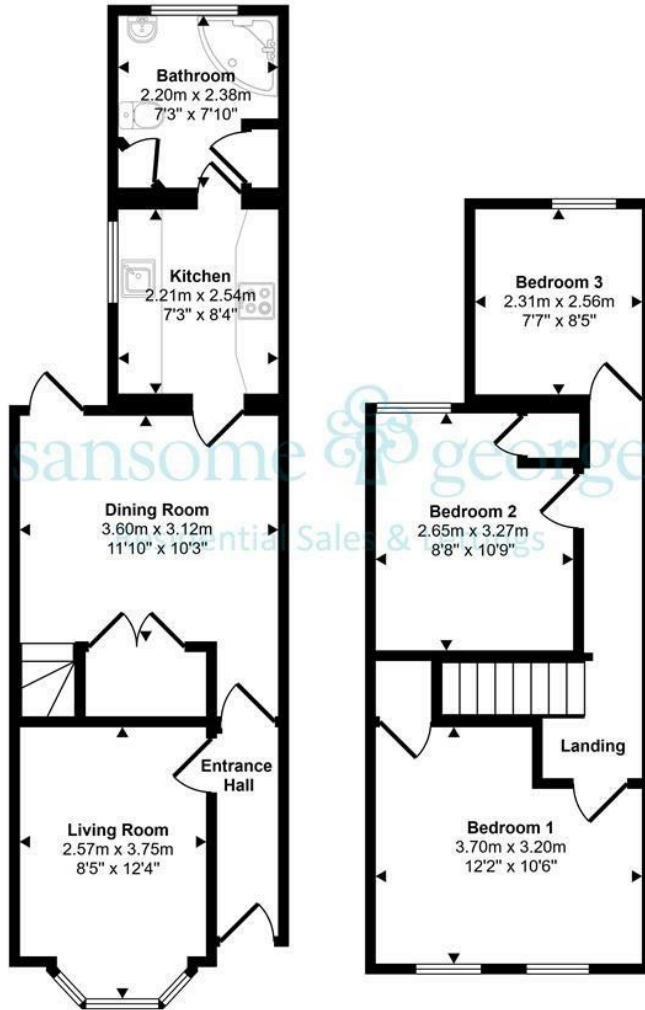
Accommodation comprises an entrance hall, bay-fronted living room, dining room with stairs rising to the first floor and door leading to the rear garden, modern kitchen with storage cupboards and work surface space, and a three-piece ground floor family bathroom. On the first floor, the landing provides access to three separately approached and well-proportioned bedrooms. Externally, the property benefits from an enclosed low-maintenance rear garden, predominantly paved with raised flower beds.

For further information or to arrange a viewing appointment at this charming home, please contact Sansome & George Estate Agents

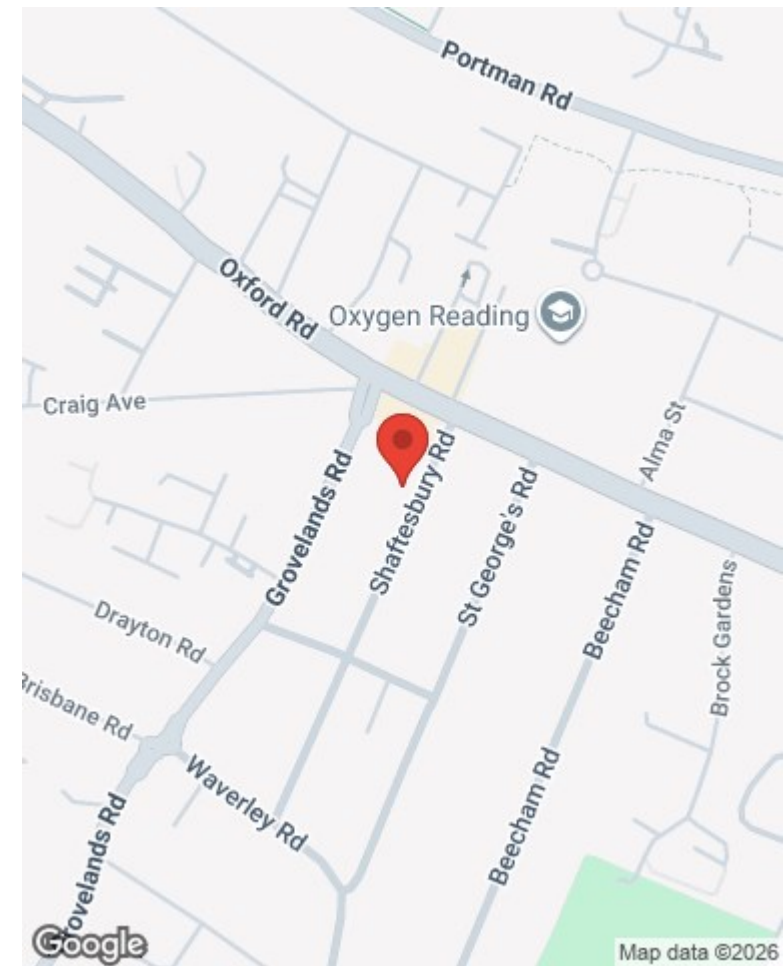
Reading Borough Council – Band C



Approx Gross Internal Area
74 sq m / 794 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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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