



42A Battle Street, Reading, Berkshire, RG1 7NU
£140,000 Share of Freehold

sansome  george
Residential Sales & Lettings

- Ground Floor Maisonette
- Private Rear Garden
- Private Front Door to Entrance Hall
- Fitted Kitchen With Utility Area
- Tiled Shower Room
- No 'Onward Chain' Complications
- Convenient Location Close to Town & Public Transport
- Rear Aspect Living Room
- Front Aspect Bedroom
- UPVC Double Glazing, GRCH & Mechanical Ventilation System

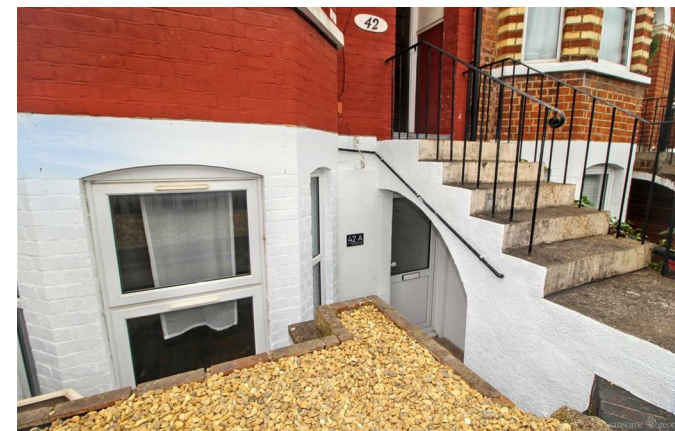
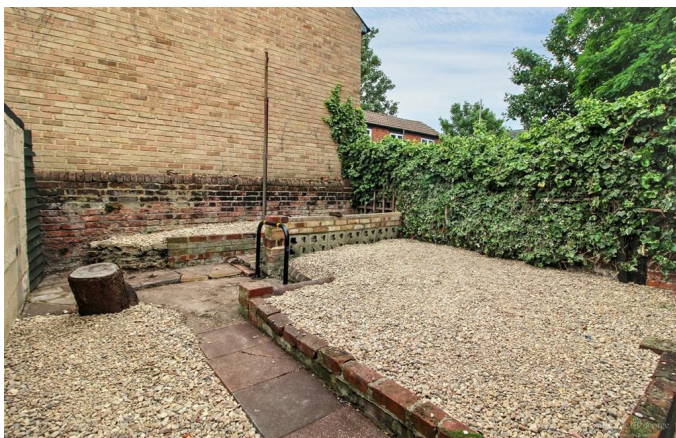
Having been previously converted from an attractive period house, this basement Maisonette is ideally located within a short walk of a host of amenities to include Reading main line and Reading West train stations, numerous frequent bus services, plus local shops and green spaces. Reading town centre is also conveniently within striking distance being a simple walk or cycle (of under 0.25 miles) enjoying all a thriving town centre has to offer.

Steps exclusive to this property lead down to the private front door, which opens to the entrance hall. This services the generous front aspect bedrooms with bay window, a separate fully tiled shower room with heated towel rail, and the living area with high level rear aspect window. From the living room, steps lead down through an archway which opens to the fitted kitchen and additional utility area, and a rear aspect door opening to the steps up to the rear garden. General notable internal features include central heating to radiators via gas fired 'combi' boiler, UPVC double glazing throughout, and a mechanical ventilation system.

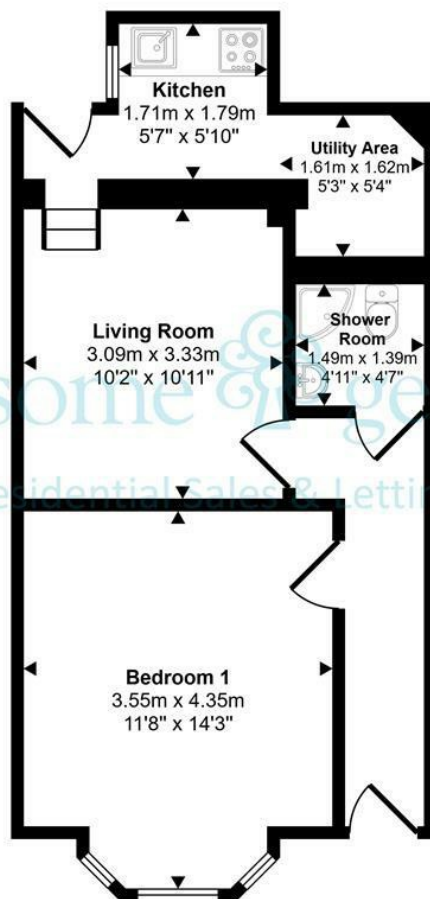
Outside, this property boasts a private enclosed outside space, which is accessed via steps up and a path from the kitchen door. Enclosed by walls and wooden fencing the garden space is laid to gravel with an anchored bar for secure bicycle storage.

Tenure: Share Of Freehold
Lease Term: TBC
Service/Maintenance Charges: TBC
Ground Rent: Nil

Reading Borough Council - Band A

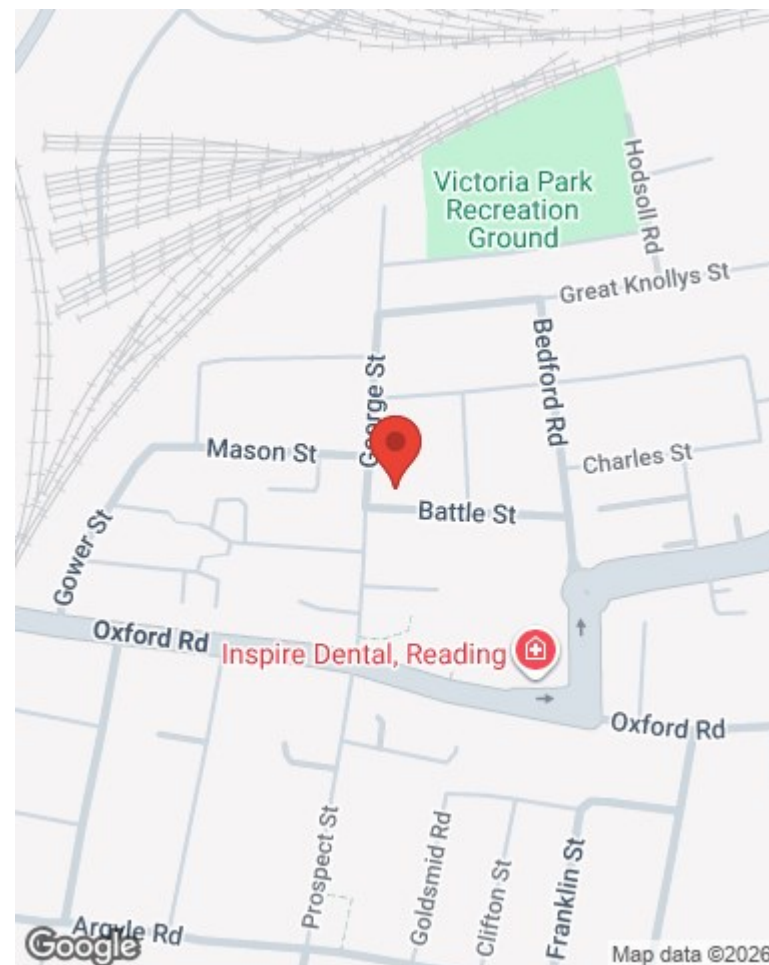


Approx Gross Internal Area
41 sq m / 442 sq ft



Floorplan

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

sansome  george
Residential Sales & Lettings