



14 Amity Street, Reading, Reading, Berkshire, RG1 3LP
Guide Price £290,000 Freehold

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Residential Sales & Lettings

- Well Presented Victorian Terrace House
- Entrance Porch
- Modern Fitted Kitchen
- 2 Double Bedrooms
- UPVC double glazed windows & GRCH
- No 'Onward Chain' Complications
- Dual Aspect Open Plan Living Room
- Fully Tiled Ground Floor Bathroom
- Southerly Aspect Rear Garden
- Conveniently Located Close to Park, River & Shops

Offered to the market with added advantage of no 'onward chain', this well presented Victorian terrace house is ideally located in the ever popular 'New Town' area. This convenient location is within walking distance of all amenities to include Palmer Park and sports centre, local shops, cafe's, pubs and restaurants as well as Thames Valley Business Park, Royal Berkshire Hospital, regular Bus Services, the River Thames and Tesco supermarket. Reading town centre with main line train station is approximately 1 mile to the west, and the A4 Bath Road and A329M linking M4 motorway are within 5 minutes commute by car.

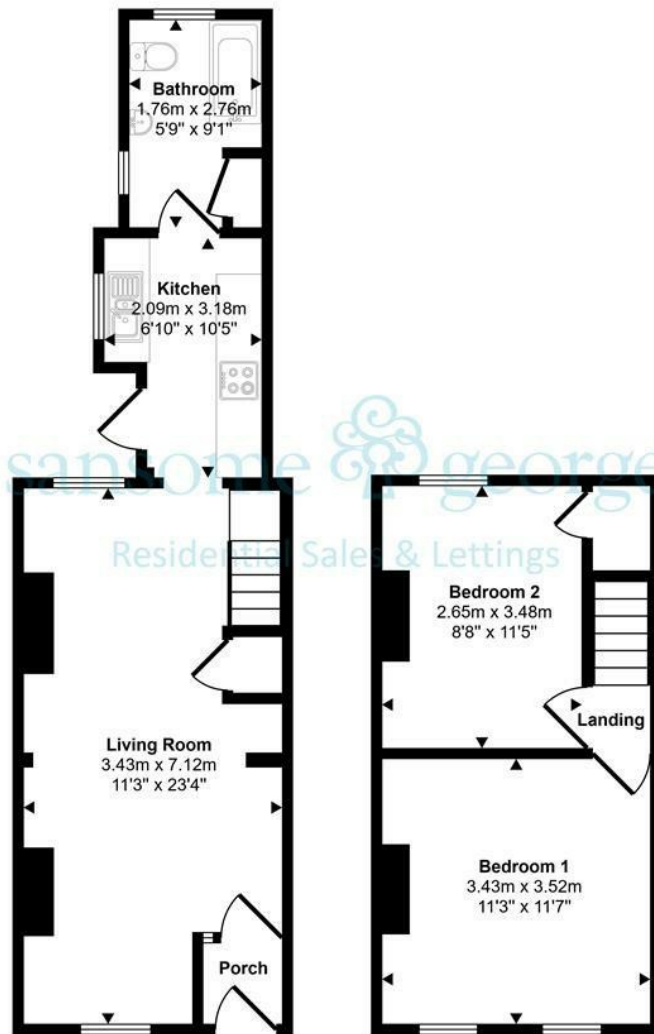
The property is approached via a wrought iron gate to a paved frontage which sits behind a low brick wall. The front door opens to a useful porch which leads to the dual aspect living room with great natural light and quality stripped wood effect laminate flooring throughout. Stairs rise to the first floor and an opening leads to the modern side aspect kitchen with a comprehensive range of units and integrated oven and hob. A door from the kitchen leads to a spacious fully tiled ground floor bathroom with heated towel rail, built in storage and mixer tap shower over the bath. On the first floor, the landing services 2 double bedrooms with bedroom 2 featuring built in storage plus there is additional storage in the boarded and insulated loft space accessed via a hatch on the landing. Other general points to note include UPVC double glazed windows throughout and gas fired central heating to radiators (boiler installed 2020). Outside, the rear garden is enclosed by wooden fencing, enjoys a predominantly southerly aspect and is laid with artificial grass for ease of maintenance.

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

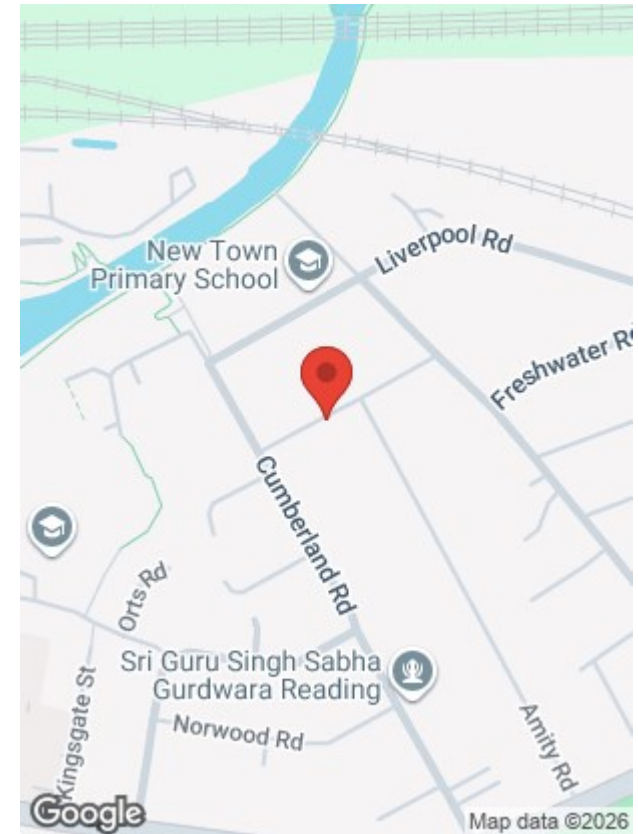
Reading Borough Council - Band B



Approx Gross Internal Area
60 sq m / 649 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			
(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			
England & Wales		EU Directive 2002/91/EC	England & Wales
	67	76	
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			

Misrepresentation and Misdescriptions Acts

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