



276 Gainsborough Road, Reading, RG30 3BP
£275,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- End Of Terrace Home
- Enclosed Rear Garden
- French Doors To Garden
- Walking Distance To Reading West Station

- Two Bedrooms
- Driveway Parking
- Rear Aspect Living Room
- Convenient For Reading Town Centre
- Easy Access To M4 Junctions 11 & 12

Offered to the market with the added advantage of no onward chain is this two bedroom end of terrace home. The property is conveniently positioned just off the A4 Bath Road, approximately 1.5 miles west of Reading Town Centre, making it around a 25 minute walk away. Reading West train station, providing links to Paddington, Reading Mainline, Newbury, Basingstoke and Theale, along with numerous regular bus services, Prospect Park and the Holy Brook with open countryside, are all within a 10 minute walk. Local shops, supermarkets, gyms and pubs are also close by, while Junctions 11 and 12 of the M4 motorway are easily accessible by car.

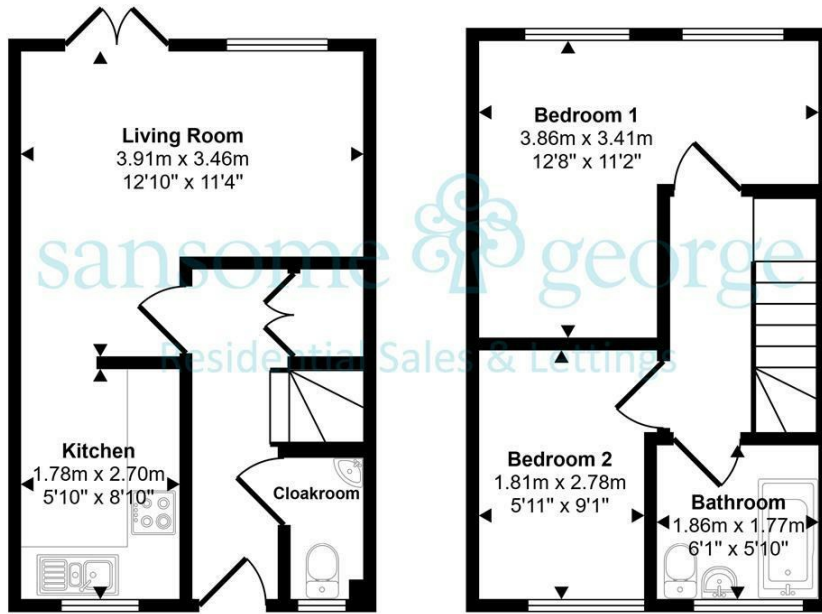
The accommodation comprises an entrance hall with stairs rising to the first floor, a cloakroom, a front aspect kitchen and a rear aspect living room with French doors opening onto the rear garden. The first floor offers two well proportioned bedrooms, both serviced by a three piece family bathroom with a shower over the bath. Further benefits include UPVC double glazing. Externally, the property benefits from a fully enclosed rear garden with gated side access. The garden is mainly laid to lawn with a patio area, while the front of the property offers driveway parking.

Early interest is anticipated in this sought after home. To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council Tax Band B.



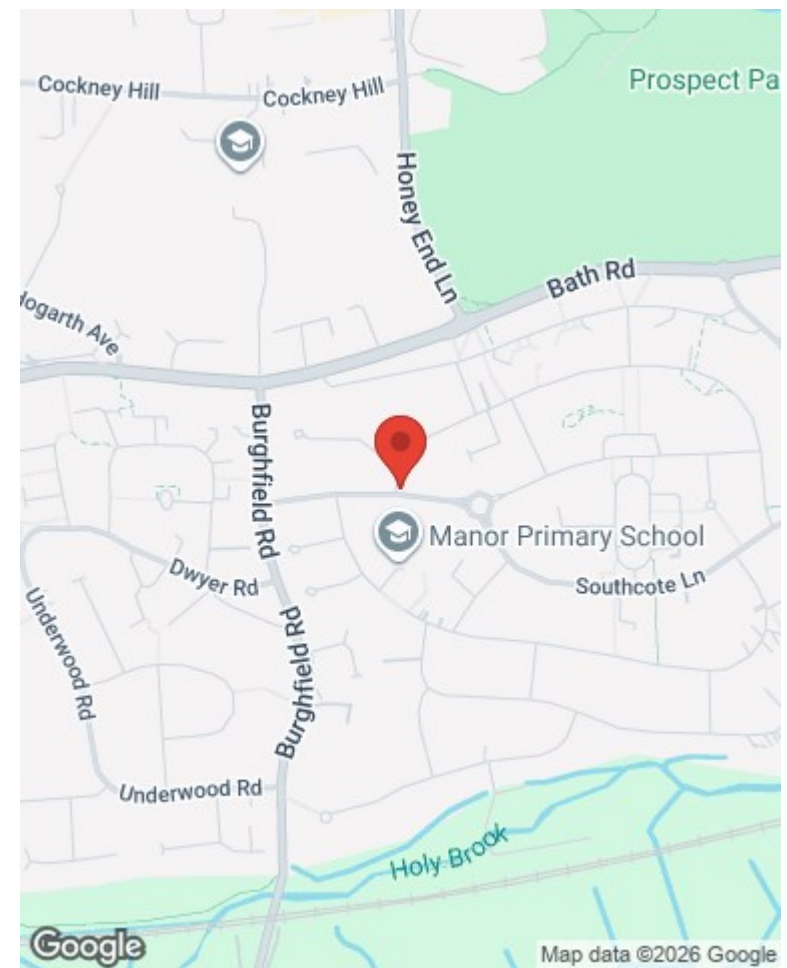
Approx Gross Internal Area
49 sq m / 528 sq ft



Ground Floor
Approx 25 sq m / 264 sq ft

First Floor
Approx 25 sq m / 264 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		48	
(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	

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