



sansome  george

120 Wantage Road, Reading, Berkshire, RG30 2SF  
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Character Semi Detached House
- In Need Of Updating Throughout
- Lounge With Bay Window
- Breakfast Room Leading To Kitchen
- Separate First Floor Bathroom
- No 'Onward Chain' Complications
- Entrance Hall With Staircase
- Separate Dining Room
- 4 Bedrooms
- 70' Rear Garden With Outside W/C

Offered to the market with the advantage of no 'onward chain' complications this attractive character semi detached house is situated on a well regarded tree lined address approximately 2 miles to the west of Reading Town Centre. Within the popular 'Wilson Primary' school catchment and conveniently situated within minutes walk of a wealth of amenities to include Prospect Park as well as wealth of shops, gyms, supermarkets, pubs, cafes and restaurants all within close proximity. Reading West train station is approximately 15 minutes level walk and a 24 hour bus service is also minutes walk away.

Requiring updating throughout, the property gives great opportunity for a new owner to personalise and configure to their taste and requirements. Retaining some original period features, the front door with stained glass inserts opens to an entrance hall where stairs rise to the first floor and doors lead to the 3 separate and versatile reception rooms. These comprise of lounge with front aspect bay window and fireplace, rear aspect dining room, and side aspect breakfast room which in turn leads to the kitchen at the rear of the property. The first floor offers 4 separate bedrooms which are serviced by a side aspect bathroom.

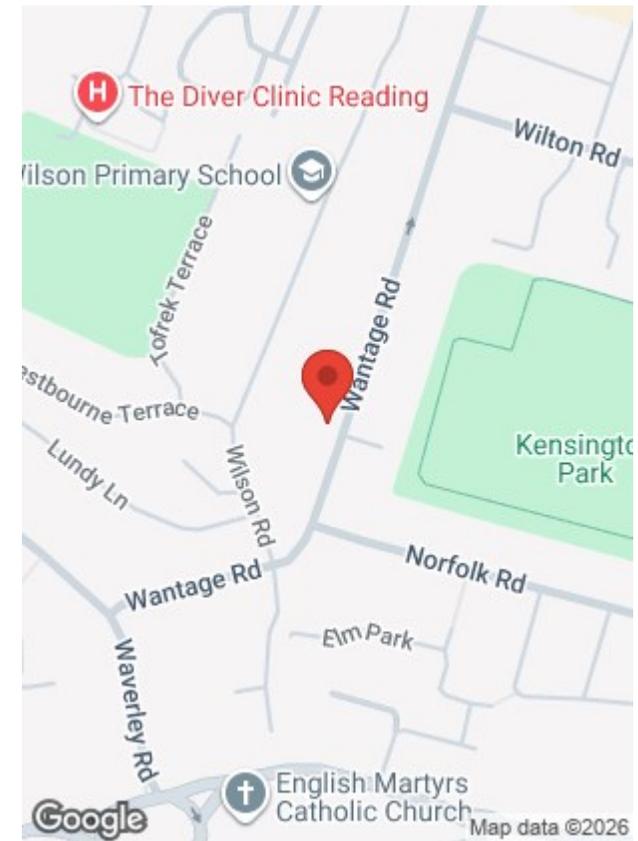
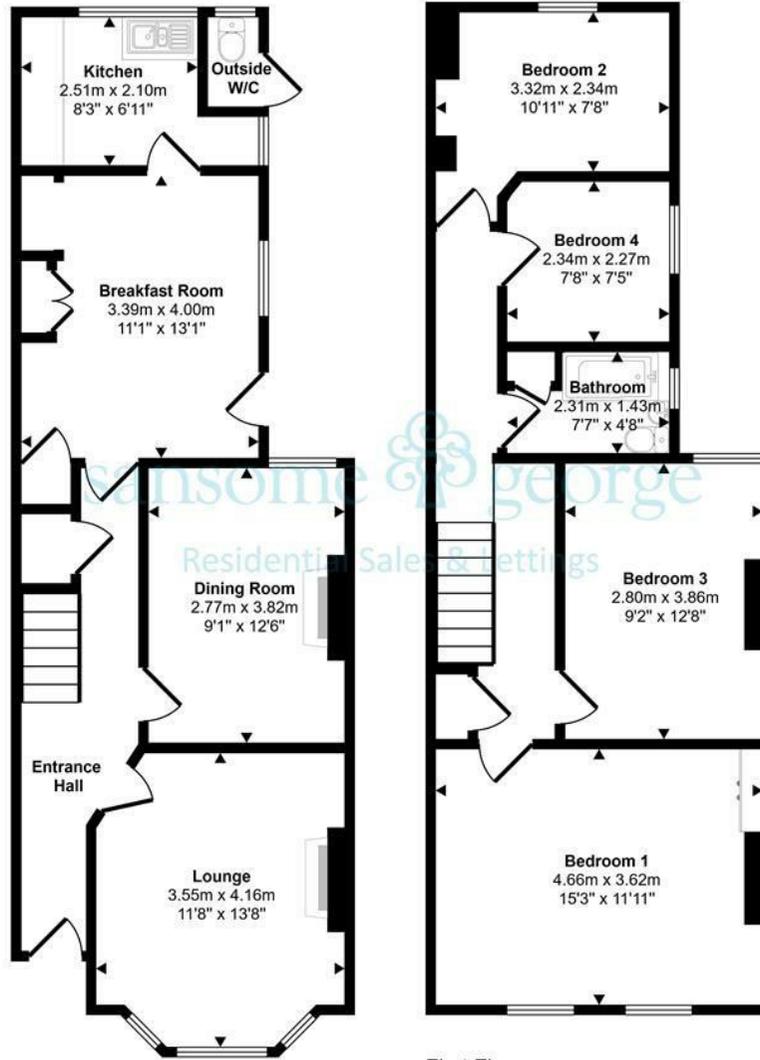
To the rear, the property is further complemented by a 70' rear garden which is enclosed by original brick walls and is mainly laid to lawn with various shrubs, garden shed, gated side access to the front, and also access to an outside w/c.

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George estate agents.

Reading Borough Council Tax - Band C



Approx Gross Internal Area  
114 sq m / 1229 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>England &amp; Wales</b>
		<b>28</b>	EU Directive 2002/91/EC

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.

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)